

Committee of the Whole (2) Report

DATE: Tuesday, December 10, 2024

WARD(S): 2

TITLE: **NAIMAN CONSULTING**

**OFFICIAL PLAN AMENDMENT FILE OP.19.011
ZONING BY-LAW AMENDMENT FILE Z.19.033
8307 AND 8311 ISLINGTON AVENUE, AND
4, 6, 10 AND 12 HARTMAN AVENUE
VICINITY OF ISLINGTON AVENUE AND WILLIS ROAD**

FROM:

Haiqing Xu, Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Official Plan and Zoning By-law Amendment Files OP.19.011 and Z.19.033 to permit the development of three (3) blocks of 4-storey stacked townhouses containing 70 dwelling units, with a Floor Space Index ('FSI') of 1.86 times the developable area of the lot, with an underground parking garage, and private amenity space consisting of terraces, balconies and roof top patios, as shown on Attachments 4 to 7.

Report Highlights

- Official Plan and Zoning By-law Amendment Applications are required to permit the development.
- The Toronto and Region Conservation Authority approved the proposed development limits to ensure that appropriate buffers from the natural heritage features and natural hazards are provided.
- The Development and Parks Planning Department supports the proposed development subject to the recommendations and conditions outlined in this report.

Recommendations

1. THAT Official Plan Amendment File OP.19.011 (Naiman Consulting) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan for the subject lands shown on Attachment 1 to redesignate a portion of the subject lands from “Low-Rise Residential” to “Low-Rise Residential (2)” and “Natural Area”, as shown on Attachment 3, together with the site-specific exceptions identified in Attachment 9 (Table 1).
2. THAT Zoning By-law Amendment File Z.19.033 (Naiman Consulting) BE APPROVED, to rezone the subject lands shown on Attachment 1 from “R2A(EN) Second Density Residential Zone (Established Neighbourhood)” subject to Exception 14.852 and “EP Environmental Protection Zone” subject to Exception 14.869 in Zoning By-law 001-2021, to “RM1(H) Multiple Unit Residential Zone” with the addition of the Holding Symbol “(H)” and “EP Environmental Protection Zone” in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Attachment 10 (Table 2) 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.
4. THAT the Legal Services and Development and Parks Planning Departments staff undertake an agreement with the Owner to acquire all of the Open Space Lands free of all costs and encumbrances, to the satisfaction of the City.

Background

Location: 8307 and 8311 Islington Avenue and 4, 6, 10 and 12 Hartman Avenue (the ‘Subject Lands’). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Official Plan Amendment and Zoning By-law Amendment Applications have been submitted to permit the proposed development.

The owners of the Subject Lands are collectively known as Naiman Consulting (the ‘Owner’), and are comprised of the following:

- 2620307 Ontario Inc. (8307 and 8311 Islington Avenue)
- Rosepell Developments Limited (4 Hartman Avenue)
- David Mark Beddia (6 Hartman Avenue)
- Ashkan Kouchak Azimi (10 Hartman Avenue), and
- Mehran Khazraie Rahbarifar (12 Hartman Avenue)

The Owner submitted Official Plan and Zoning By-law Amendment Files OP.19.011 and Z.19.033 (the 'Applications') for the Subject Lands to permit the development of three (3) blocks of 4-storey stacked townhouses containing 70 dwelling units (Block 1 with 28 stacked townhouse dwelling units, Block 2 with 18 stacked townhouse dwelling units and Block 3 with 24 stacked townhouse dwelling units) and a FSI of 1.86 times the developable area of the lot, with an underground parking garage and private amenity space consisting of terraces, balconies and roof top patio (the 'Development') as shown on Attachments 4 to 7.

A Site Development Application is required for the Development.

The Owner submitted a related Site Development Application (File DA.21.014) in April 2021 to facilitate the Development. In accordance with Bill 109, *More Homes for Everyone Act, 2022*, and City By-law 141-2022, the approval of the Site Development Application is with Vaughan Council as it was submitted prior to July 1, 2022, and not eligible for delegation to the Deputy City Manager, Planning, Growth Management and Housing Delivery or designate, for approval. The Site Development Application is under review and will be considered at a future Committee of the Whole meeting.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol for the July 13, 2020, Public Meeting.

- Notice: June 23, 2020 (Circulated 150 m from Subject Lands and to the 250 m expanded polling area shown on Attachment 1)
- Location of Notice Signs: Islington Avenue and Hartman Avenue frontages
- Date of Public Meeting: July 13, 2020, date ratified by Council: July 15, 2020

A Second Public Meeting was required, and the Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol for the June 4, 2024, Public Meeting.

- Notice: May 10, 2024 (Circulated 150 m from Subject Lands and to the 250 m expanded polling area shown on Attachment 1)
- Location of Notice Signs: Islington Avenue and Hartman Avenue frontages
- Date of Public Meeting: June 4, 2024, date for ratification by Council: June 18, 2024
- Date Committee of the Whole Courtesy Notice was sent to those requesting to be notified: December 2, 2024

A second public meeting was required as over two (2) years had passed since the July 13, 2020, Public Meeting and a decision from Council had not occurred, in accordance with Policy 10.1.4.1. of VOP 2010 which states (in part):

That at least one public meeting shall be held prior to the adoption of an Official Plan or Zoning By-law amendment at which the public may make representations

in respect of the matter being considered. A new public meeting for a planning application(s) shall automatically be required when any of the following circumstances occur:

- a. any application(s) 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 undertaken modifications to the Development since the July 13, 2020, Public Meeting to address comments from City departments and external agency concerns:

	July 13, 2020 Public Meeting (Attachment 8)	June 4, 2024 Public Meeting (Attachment 4)	Modifications
Number of Stacked Townhouse Dwelling Units	74	70	Decrease of 4 Dwelling Units
Floor Space Index ('FSI')	1.39 times the developable area of the lot for the Development.	1.86 times the developable area of the lot for the Development.	Increased FSI due to increasing the buffer area of land for the open space and hazard lands

Public Comments were received on the Applications.

The following is a summary of the comments provided and received to date. The comments are organized by theme as follows:

Privacy, Shadow, and View

- the building height of four (4) storeys and proximity of Block 3 to the abutting lands will cause shadow and privacy impacts and obstruct the view of existing residents on the abutting lands to the open space.

Traffic and Safety

- traffic congestion will increase in the area and impact vehicle and pedestrian safety.

Density, Built Form and Compatibility

- the building height of four (4) storeys is not compatible with the abutting residential dwellings with three (3) storeys.
- the increased density and number of people is not appropriate for this community.
- the building layout limits units from providing front entrances onto a public street.
- the buildings are not set back sufficiently from the street to ensure safe pedestrian movement on the sidewalks.

Environmental Impacts

- the Development will cause negative environmental impacts to the Humber River watershed encroaching into the habitat for animals and plant species.
- animals such as deer, frequent the open space and will vacate area due to the loss of open space lands.
- tree removal is not appropriate for protecting the open space lands.
- proper development limits are required to provide a buffer to the natural features and hazard areas.
- appropriate stormwater management is required to not impact the natural features.
- the Development encroaches into the open space resulting in a loss of public access to open space lands.

These comments are addressed throughout this report.

A Community Meeting was held on July 30, 2024, for the Applications in accordance with the recommendation of the Committee of the Whole at the June 4, 2024, Public Meeting.

On July 30, 2024, a Community Meeting was held where the Owner presented the same Development that was considered by Council at the June 4, 2024, Public Meeting and responded to questions and concerns raised by the residents and the local councillor. The following is a summary of the issues discussed at the Community Meeting:

Built Form, Massing, Height and Unit Number

The Owner advised that the built form and massing of the Development will not be modified, and the height and unit number will not be decreased from what was presented at the June 4, 2024, Public Meeting, as any change would result in a project that is not financially viable. The Owner advised that as part of the future Site Development Application review process, the residents' suggestions for architectural design changes such as exterior colors, will be taken into consideration.

Compatibility

There were concerns respecting the compatibility of the Development with the surrounding neighbourhood which consists of 3-storey townhouse dwelling units to the north, and 4-storey townhouse and 2-storey detached dwelling units to the south on Hartman Avenue. There is a 5-storey apartment building on the west side of Islington Avenue across from the Subject Lands. The Owner further advised that the stacked townhouse building option is the only option before the City and no other building option will be considered for the Subject Lands.

Affordable Housing

Residents disagreed with the Owner's explanation that the stacked townhouse dwelling

units were a more attainable housing option than detached dwelling units, suggesting it was only appearing to provide an affordable development when it is in fact a for-profit development.

Landscaping, Landscaped Open Space and Trees

The Development provides a 9.76 m wide landscape strip along Islington Avenue to accommodate tree plantings that support a large tree canopy. However, the residents advised that the 9.76 m landscaping strip is a temporary situation that will be eliminated to accommodate a planned future road widening for Islington Avenue, resulting in a narrower landscape strip width.

There was a concern that the open space/valley lands are being removed from the Subject Lands. The Toronto and Region Conservation Authority ('TRCA') in a letter dated January 9, 2024, advised the City that the development limits have been established. TRCA advised that a reduced buffer to the dripline would be accepted if a 10 m buffer from the long-term stable top of slope is provided. The Owner shall be required to provide a Forest Edge Management Plan and Ravine Enhancement Plan to the satisfaction of TRCA.

Parking

The residents expressed concerns about insufficient parking in the Development for residents and visitors, resulting in on-street overflow parking on Hartman Avenue.

Consultation Prior to Submission of the Applications

The residents commented that the community should have been consulted prior to the submission of the Applications to the City.

City-funded Traffic Impact Study

Residents also requested that the City undertake a comprehensive City-funded traffic impact study to review the cumulative impact of current and future development along Islington Avenue. Residents advised that there is a lot of traffic and delays in trying to get in and out of the neighbourhood streets onto Islington Avenue during the rush hours. The residents advised that they are aware of other landowners in the area that intend to submit development applications which will result in more units and traffic.

Following the Community Meeting, the Owner has advised no further changes to the Development are being made.

Development and Parks Planning Department staff have been advised by the Owner that there are no further changes being made to the Development presented at the June 4, 2024, Public Meeting, in order to address the concerns raised by the residents at the Community Meeting. The Owner advised that architectural design changes such as exterior colors, may be taken into consideration.

Previous Reports/Authority

Previous reports related to the Applications can be found at the following links:

[July 13, 2020, Committee of the Whole Public Meeting \(Item 2, Report 35\)](#)

[June 4, 2024, Committee of the Whole Public Meeting \(Item 1, Report 23\)](#)

Analysis and Options

The Application is consistent with the Provincial Planning Statement, 2024 ('PPS 2024'), conforms to York Region Official Plan 2010 ('YROP 2010') and York Region Official Plan 2022 ('YROP 2022').

PPS 2024

The PPS provides direction on matters of Provincial interest related to land use planning and development and include building strong, healthy communities with an emphasis on efficient development and land use patterns, wise use and management of resources, and protecting public health and safety.

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The Development facilitates a compact urban form through the intensification of underutilized lands in the City's established Settlement Area where full municipal services exist. The compact urban form promotes densities for new housing which efficiently uses land and provides a different housing type to facilitate a higher density development that capitalizes on the transportation infrastructure investments. Staff are satisfied that the Development is consistent with the PPS 2024.

YROP 2022

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.

YROP 2010

Although the YROP 2022 is currently in-force as an official plan of the City, for

applications not deemed to be complete as of the YROP 2022 date of approval (Transition Policy 7.4.13), the YROP 2010 remains as the in-force Regional Official Plan against which conformity of the Applications is measured, because the Applications were deemed complete on January 21, 2020, prior to the approval of YROP 2022.

The YROP 2010 Map 1 - Urban Structure, designates the Subject Lands "Urban Area" which permits a wide range of residential, commercial, industrial, and institutional uses and "Regional Greenlands System". The Development, which conforms to the YROP 2010, provides for a denser and more intense development on a parcel of the land in an area with municipal services and near weekday transit service.

The Development requires an amendment to Vaughan Official Plan 2010, Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan.

Vaughan Official Plan 2010 ('VOP 2010'), Volume 1 sets out the City's general planning goals and policies that guide future land use.

More specifically, the Subject Lands are subject to VOP 2010, Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan ('WCSP'), which provides more specific land use policies for development within the WCSP.

VOP 2010, Volume 1

The Subject Lands are identified as follows:

- "Stable Area - Community Area" on Schedule 1 - Urban Structure
- "Built-Up Valley Lands" and "Core Features" on Schedule 2 - Natural Heritage Network

WCSP

The Subject Lands are designated as follows:

- "Low-Rise Residential" and "Low-Rise Residential (2)" on Schedule 2 - Land Use Plan
- "Low-Rise Residential (2)" with a maximum density of "D0.5" on Schedule 3 - Density Plan
- "Low-Rise Residential" with a maximum building height of "H2" and "Low-Rise Residential (2)" with a maximum building height of "H3.5" on Schedule 4 - Building Height Maximum
- "Islington Avenue Corridor" on Schedule 5 - Distinct Character Areas
- Subject Lands abut "Approved (On Roads Trails)" for Islington Avenue and Hartman Avenue on Schedule 7 - Pedestrian and Bicycle Trails Network
- Subject Lands abut "Major Arterial" for Islington Avenue and "Local Road" for Hartman Avenue on Schedule 8 - Street Network, Nodes and Gateways

The "Low-Rise Residential" designation permits detached, semi-detached and townhouse dwelling units with a maximum building height of two (2) storeys in the WCSP. The "Low-Rise Residential (2)" designation permits stacked townhouse dwelling

units with a maximum building height of 3½ storeys and an FSI of 0.5 times the developable area of the lot in the WCSP.

Policy 9.2.3.3 of VOP 2010, Volume 1 provides development criteria that is applied for stacked townhouses. The WCSP does not permit 4-storey stacked townhouses. Policy 9.2.3.3 development criteria can be used to evaluate the stacked townhouses proposed for the Subject Lands as follows:

- a maximum building height of four (4) storeys
- a maximum building length of 50 m
- front entrances oriented onto a public street
- a distance of a minimum of 18 m between blocks of stacked townhouse dwelling units that are not separated by a public street in order to maximize daylight, enhance landscaping treatments and provide privacy for individual units.

The WCSP also provides land use policies for the Subject Lands which are partially located within the “Islington Avenue Corridor” respecting noise abatement.

The 4-storey stacked townhouse dwelling units are located in three (3) blocks, of which Block 1 wraps around the Islington Avenue and Hartman Avenue intersection, with a total wrap around length of 66 m and does provide front entrances oriented onto the public streets (Islington Avenue and Hartman Avenue). Blocks 2 and 3 have lengths of almost 39 m and front onto a private road. The front face for one unit in Block 1 is 15 m from the front face of two (2) units in Block 2.

To permit the stacked townhouse dwelling units shown on Attachments 4 to 7, a portion of the Subject Lands designated “Low-Rise Residential” must be redesignated to “Low-Rise Residential (2)”, as shown on Attachment 3, together with the site-specific exceptions identified in Attachment 9 (Table 1).

A portion of the Subject Lands also requires a redesignation from “Low-Rise Residential” to “Natural Area”, as shown on Attachment 2. The TRCA have established the development limits for the Subject Lands and confirmed that the entirety of the natural features, natural hazards and associated buffers are within the proposed “Natural Area” designation. On June 18, 2024, TRCA further recommends that the “Natural Area” lands be conveyed into public ownership, free of all encumbrances, in order to facilitate the long-term protection and management of the natural system and advised that TRCA will not be acquiring these lands. The City shall acquire the entirety of the natural features, natural hazards and associated buffers are within the proposed “Natural Area” designation free of all costs.

Official Plan Amendment Summary

The Development shown on Attachments 4 to 7 represents intensification to a stable Community Area in transition. The existing “Low-Rise Residential (2)” designation on the portion of the Subject Lands along Islington Avenue, is being extended to include

the lands to the rear along Hartman Avenue to permit the development of stacked townhouses in accordance with Policy 9.2.3.3. of VOP 2010. The stacked townhouse dwelling units contribute to providing housing options for the area in a residential built form that is compatible, but not identical, with the surrounding community. Buffers are provided to protect the natural features and natural hazards along with the revegetation and restoration of the vegetation protection zone with native species in accordance with Policy 3.3.1, Valley and Stream Corridors of VOP 2010. On this basis, the Development and Parks Planning Department is of the opinion that the Development is consistent with the policies of the PPS and conforms to the YROP 2022 and YROP 2010. An amendment is required to VOP 2010 and the WCSP to facilitate the Development.

An Amendment to Zoning By-law 001-2021 is required to permit the Development.

Zoning By-law 001-2021:

- “R2A(EN) Second Density Residential Zone (Established Neighbourhood)” subject to Exception 14.852 and “EP Environmental Protection Zone” subject to Exception 14.869 by Zoning By-law 001-2021.
- These zones do not permit the Development.
- The Owner proposes to rezone the Subject Lands to “RM1(H) Multiple Unit Residential Zone” with the addition of the Holding Symbol “(H)” and “EP Environmental Protection Zone” together with the following site-specific zoning exceptions to permit the Development, identified in Table 2 (Attachment 10).

Zoning By-law Amendment Summary

The Owner requested an exception to allow a maximum 0.2 m variance to all the requested exceptions proposed. The Development and Parks Planning Department and Building Standards Department do not support this requested exception. Exceptions to implement the Development have been provided in Table 2.

Should the Applications be approved, and the implementing Zoning By-law is in-effect, the Owner can seek a Minor Variance through the Committee of Adjustment, if relief from the Zoning By-law is required, which would be reviewed by the City. To provide a blanket exception which could have implications such as further reducing parking spaces or encroaching into the open space buffer, are not acceptable.

The Owner has also requested an exception to allow an unlimited number of model homes on the Subject Lands which cannot be supported by the Development and Parks Planning Department.

The Development and Parks Planning Department can support the remaining site-specific zoning exceptions identified in Table 2 on the basis that these standards would facilitate a Development that is consistent with the policies of the PPS, in terms of implementing site-specific development standards to support a compact built form and pedestrian realm, with access to transit.

Minor modifications may be made to the zoning exceptions identified in Table 2 (Attachment 10) prior to the enactment of the implementing Zoning By-law, as required, should the Applications be approved, to facilitate the Development as shown on Attachments 4 to 7.

A Holding Symbol “(H)” is recommended for the Subject Lands to satisfy the conditions of the City.

A Holding Symbol “(H)” is to be placed on the proposed zoning for the Subject Lands, as outlined in the Recommendations section of this report, and shall not be removed until the condition is addressed to the satisfaction of the City.

The City shall acquire the Open Space Lands.

On June 18, 2024, the TRCA advised that its organization will not be taking the 0.17 ha of open space lands comprised of the natural hazard, vegetation protection zone and associated buffers free of all costs. The City will take the open space lands as part of the Site Development Application process.

The Subject Lands are subject to standard archaeological clauses and a Tree Protection Agreement is required for the Development, which are to be addressed at the Site Development Application approval stage.

The Owner shall be required to enter into a Tree Protection Agreement with the Development and Parks Planning Department, to identify the standards and procedures required by the City to protect public and private trees through the development review processes in accordance with the Tree Protection Protocol to be addressed at the Site Development Application approval stage.

Also, standard clauses shall apply to the Subject Lands respecting notification if archaeological resources or human remains are encountered during construction activities and shall be included in the Site Plan Agreement to be prepared at the Site Development Application approval stage.

Financial Impact

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

Operational Impact

The Policy Planning and Special Programs Department supports the Development.

The Policy Planning and Special Programs Department has no concerns respecting these Applications subject to the appropriate “Natural Area” designation and “EP Environmental Protection Zone” being placed on the Subject Lands. However, all applications regardless of their location are required to abide by the *Endangered Species Act, 2007* regulated by the Ministry of Natural Resources and Forestry (‘MNRF’). The Owner is required to complete an information request form and submit it

to the MNRF for confirmation of any potential Species at Risk on the Subject Lands at the Site Development Application approval stage.

The Development Engineering ('DE') Department supports the Development.

The DE Department has no objection to the Applications subject to the Owner addressing the conditions and comments for the Applications. The Owner shall be required to address the conditions and comments pertaining to the Site Development Application at the Site Development Application approval stage.

The Owner shall obtain, as applicable, all necessary approvals/permits from the TRCA and York Region to their sole satisfaction, prior to issuance of approval as the Subject Lands are regulated by the respective agencies.

Water Servicing

The Subject Lands are located within Pressure District 4 ('PD4'). The existing municipal water distribution system around the Subject Lands consists of a 200 mm diameter watermain on Islington Avenue, and a 150 mm diameter watermain and a 50 mm diameter watermain within the Hartman Avenue. Water servicing for the Subject Lands is proposed via a connection to the existing watermain on Islington Avenue. The Owner is required to submit written approval from York Region for the proposed connection and details. The DE Department requires the Owner to address any comments and conditions for the DE Department to support a complete approval of the proposed water servicing strategy at the Site Development Application approval stage.

Sanitary Servicing

Currently, there are five (5) existing detached houses on the Subject Lands which are serviced by individual service connections to the 150 mm diameter municipal sanitary sewer on Hartman Avenue which conveys flows to a regional trunk sewer on Islington Avenue. The most downstream portion of the existing municipal sewer on Hartman Avenue sanitary sewer will be removed and replaced with an upsized sanitary sewer to facilitate the connection to the Islington Avenue sewer. The Development will be serviced by a sanitary service connection off the upsized sanitary sewer. The Owner is required to submit written approval from the Region for the proposed connection and details. The DE Department requires the Owner to address any comments and conditions for the DE Department to support a complete approval of the proposed sanitary servicing strategy at the Site Development Application approval stage.

Storm Servicing

The proposed drainage pattern for the Development, including the walkways and landscaped area proposed within the perimeter of the Subject Lands, is delineated by three (3) catchment areas. Runoff from most of the Subject Lands will be collected by a series of roof drains and area drains, directed to a storm tank located in the underground parking garage structure, and pumped out at a constant rate to the storm service connection. The storm sewer outlet for this area will be the existing storm sewer

and outfall at the end of Hartman Avenue. Due to grading constraints, perimeter landscaped areas will continue to drain uncontrolled to the abutting rights-of-way and the existing creek via overland sheet flow. The DE Department requires the Owner to address their comments and conditions in order for the DE Department to support a complete approval of the proposed stormwater management strategy at the Site Development Application approval stage.

Noise Assessment

The Owner submitted a Noise Study to investigate the potential environmental noise impact on the Subject Lands from road traffic and surrounding land uses. The Study recommended upgraded building exterior components, central air conditioning, and noise warning clauses to be included in all Offers of Purchase and Sale or Lease and registered on title to make future occupants aware of potential noise situations. The final Noise Study must be approved to the satisfaction of the DE Department. The DE Department requires the Owner to address any comments and conditions for the DE Department to support a complete approval of the proposed noise mitigation strategy at the Site Development Application approval stage.

Environmental Engineering

The findings of the previously submitted Environmental Site Assessments ('ESA') reports did not find any contaminants of concern and no further ESA investigations were recommended. The DE Department has no objections to the Applications proceeding to the Committee of the Whole.

Servicing Allocation

The availability of servicing capacity for the development will be assessed at the Site Development Application approval stage.

The DE Department recommends that the Holding Symbol "(H)" shall not be removed from the Subject Lands until 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.

A condition to this effect is included in the Recommendations section of this report.

Transportation Engineering

Access to the Development is proposed from Hartman Avenue. A Transportation Impact Study prepared by R. J. Burnside and Associates Limited, dated September 2019 was submitted in support of the Development. Transportation Engineering concurs with the findings of the study and agrees that the Development will introduce an acceptable traffic impact that can be accommodated by the existing road network. The proposed parking supply of 95 parking spaces is acceptable and functional for the Development. The Owner shall be required to address any outstanding site plan comments, including receiving York Region approval, at the Site Development Application approval stage.

Development Agreement

The Owner shall enter into a Development Agreement with the City for the design and construction of municipal works external to the Subject Lands required to support the Development to the satisfaction of the City. The Development Agreement shall be registered against the Subject Lands to which it applies, and upon execution, the Owner shall satisfy conditions of the City, financial or otherwise, all to the satisfaction of the City. This is to be dealt with at the Site Development Application approval stage.

City Departments have no objection to the Development.

Real Estate, Financial Planning and Development Finance, and By-Law and Compliance, Licensing and Permit Services and Environmental Services (Waste Management Division) Departments have no objection to the Development subject to the Owner addressing their requirements at the Site Development Application approval stage and/or Building Permit stage.

The TRCA supports the Development.

The TRCA advises that it has no objection to the approval of the Applications. The Subject Lands are entirely within TRCA's Regulated Area of the Humber River Watershed. As such, a TRCA permit pursuant to Ontario Regulation 166/06 will be required for any future development or site alteration on the Subject Lands.

The TRCA staff advised that the development limits have been established and recommends that the limits of the proposed natural area be designated and zoned in the appropriate "Natural Area" designation and "EP Environmental Protection Zone" to ensure that these include the entirety of the natural features, natural hazards, and associated buffers. The TRCA policies recommend that these lands be conveyed into public ownership, free of all encumbrances, in order to facilitate the long-term protection and management of the natural system.

Buffer plantings, invasive species management plan and forest edge management plan have been addressed to the satisfaction of TRCA. Outstanding erosion and sediment control and stormwater management matters are to be addressed at the Site Development Application approval stage.

Other external agencies and various utilities have no objection to the Development.

Canada Post, Hydro One, Alectra Utilities, Enbridge Gas Inc., Bell Canada, and Rogers Communications Inc., have no objection to the Development subject to the Owner coordinating servicing connections, easements and locates prior to the commencement of any site works.

The School Boards have no objection to the Development.

The York Region District School Board and York Catholic District School Board have no objection to the Development. No comments were received from the Conseil Scolaire de District Catholique Centre-Sud.

Broader Regional Impacts/Considerations

The Applications have been circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e., roads and servicing infrastructure. York Region has determined the proposed amendment is a matter of local significance and does not adversely affect Regional planning policies or interest. York Region, on January 17, 2024, exempted the Official Plan Amendment Application from Regional approval.

The Subject Lands abut Islington Avenue, a Regional road. York Region has no objection to the approval of the Development. The Owner is required to satisfy all York Region requirements at the Site Development Application approval stage.

Conclusion

The Development and Parks Planning Department is satisfied the Applications are consistent with PPS 2024 and conforms to the YROP 2010 and YROP 2022, and maintains the intent of VOP 2010, and is appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development and Parks Planning Department can recommend approval of the Applications, subject to the Recommendations in this report.

For more information, please contact: Judy Jeffers, Planner, Development and Parks Planning Department, ext. 8645.

Attachments

1. Context and Location Map
2. VOP 2010 Schedule 1 - Urban Structure
3. Woodbridge Centre Secondary Plan and Proposed Amendment
4. Proposed Zoning and Site Plan
5. Proposed Building Elevations - Block 1 Facing Islington Avenue and Hartman Avenue
6. Proposed Building Elevations (Typical) - Block 2 Interior Court and Driveway
7. Underground Parking
8. July 13, 2020, Public Meeting - Proposed Zoning and Concept Plan
9. Vaughan Official Plan 2010 Exceptions - Table 1
10. Zoning By-law 001-2021 Exceptions - Table 2

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