

## Committee of the Whole (Public Meeting) Report

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**DATE:** Tuesday, April 1, 2025

**WARD(S):** 4

**TITLE:** ELMWAY RESIDENCES CORP.  
ZONING BY-LAW AMENDMENT Z.24.041  
PART OF BLOCK 158, PLAN 65M-3523  
VICINITY OF THORNHILL WOODS DRIVE AND ELMWAY  
COURT

**FROM:**

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

**ACTION:** FOR INFORMATION

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**Purpose**

To receive comments from the public and the Committee of the Whole on an application to rezone the subject lands shown on Attachment 1, to permit six (6) blocks of three (3) storey townhouse dwellings for a total of 36 townhouse units serviced by a future common element driveway with vehicular access from Thornhill Woods Drive as shown on Attachment 2 and 3.

**Report Highlights**

- The owner proposes to rezone the subject lands to facilitate 36 three (3) storey townhouse units on a future common element condominium road within six (6) blocks.
- Zoning By-law Amendment File Z.24.041 has been submitted in support of the proposed development.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development and Parks Planning Department at a future Committee of the Whole meeting.

## **Recommendations**

1. THAT the Public Meeting report for Zoning By-law Amendment Files Z.24.041 (Elmway Residences Corp.) BE RECEIVED, and that any issues identified be addressed by the Development and Parks Planning Department in a comprehensive report to the Committee of the Whole.

## **Background**

Location: Part of Block 158, on Registered Plan 65M-3523 (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: November 18, 2024

Date application was deemed complete: February 11, 2025

### ***A Zoning By-law Amendment Application has been submitted to permit the proposed development.***

Elmway Residences Corp. (the 'Owner') has submitted Zoning By-law Amendment File Z.24.041 (the 'Application') to rezone the Subject Lands from "R3A (EN) Third Density Residential Zone" subject to site-specific exception 14.729 by Zoning By-law 001-2021 (Attachment 1) to "RT1(H) - Townhouse Residential Zone" with a Holding Symbol "(H)", (Attachment 2) together with the site-specific zoning exceptions as identified in Attachment 4. The Application would facilitate the development of 36, three (3) storey townhouse units within six (6) blocks serviced by a future common element driveway with vehicular access from Thornhill Woods Drive, shown on Attachments 2 and 3 (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: March 7, 2025.

The Notice of Public Meeting was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were installed along Thornhill Woods Drive and Elmway Court in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and to the Preserve Thornhill Woods 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 March 18, 2025. The comments are organized by theme as follows:

#### **Privacy, Shadow and View**

- the Development height will cause shadow and privacy impacts and obstruct the view of existing residents on adjacent properties and the nearby park

- the Development will decrease sunlight in key areas, and lighting and visibility, increasing risks to the public

#### **Access, Traffic and Parking**

- the Development will increase traffic congestion in the area and impact vehicle and pedestrian safety
- the Development will intensify existing parking shortages and create access challenges in the area

#### **Noise Pollution**

- the Development will increase density in the area and lead to greater noise levels, both during construction and after the development is completed

#### **Green Space**

- the Development will decrease existing green space and diminish the environmental character of the neighborhood

#### **Waste Management**

- the Development will require communal garbage bins, increasing safety concerns and accumulation of overflowing garbage

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 and Parks Planning Department in a future technical report to the Committee of the Whole.

### **Analysis and Options**

***The proposed development conforms with Vaughan Official Plan 2010.***

#### **Official Plan Designation:**

- “Community Area” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Low-Rise Residential” on Schedule 13 – Land Use by VOP 2010
- This designation permits townhouse dwellings (up to 3-storeys).

#### **Zoning By-law 001-2021**

- “Third Density Residential “R3A (EN) Third Density Residential Zone” subject to site-specific exception 14.729, as shown on Attachment 1
- The Owner proposes to rezone the Subject Lands to “RT1(H) - Townhouse Residential” Zone with a Holding Symbol “(H)” together with the site-specific zoning exceptions identified in Attachment 4 of this report.

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 applications, the Development and Parks 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 and City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The Application will be reviewed for consistency and conformity to the Provincial Planning Statement, 2024 ('PPS 2024') and the policies of VOP 2010 including but not limited to townhouse criteria (Policy 9.2.3.2) and any other deemed City official plan policies.</li> </ul>
b.	Appropriateness of Amendments to Zoning By-law 001-2021	<ul style="list-style-type: none"> <li>▪ The appropriateness of the rezoning and 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.	Urban Design Guidelines	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines.</li> </ul>
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> <li>▪ The Application must be reviewed by York Region, external public agencies and utilities, municipalities and the Public, Separate, and French School Boards.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
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 policies 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.	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>Matters including the driveway entrance, parking, truck maneuvering, bicycle parking and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department.</li> </ul>
j.	Future Applications	<ul style="list-style-type: none"> <li>The Owner is required to submit a Site Development Application, a Draft Plan of Condominium (Common Element) Application and a Part Lot Control Application to facilitate the Development.</li> </ul>

### **Financial Impact**

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

### **Operational Impact**

Development and Parks 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 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 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 Paul Procopio, Planner, Development and Parks Planning Department, ext. 8412.

### **Attachments**

1. Context and Location Map
2. Proposed Site Plan and Zoning
3. Typical Elevations
4. Proposed Zoning Exceptions to Zoning By-law 001-2021 – Table 1

### **Prepared by**

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