

Committee of the Whole (1) Report

DATE: Tuesday, May 6, 2025

WARD(S): 2

TITLE: 7386 ISLINGTON DEVELOPMENT INC.
OFFICIAL PLAN AMENDMENT FILE OP.18.009
ZONING BY-LAW AMENDMENT FILE Z.18.015
7386 ISLINGTON AVE.
VICINITY OF ISLINGTON AVENUE AND HIGHWAY 407

FROM:

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

ACTION: DECISION

Purpose

To seek approval on applications to redesignate and rezone the subject lands shown on Attachment 1 to permit the development of eight townhouse blocks, consisting of 50, three and four-storey townhouse dwellings as shown on Attachments 3 to 6.

Report Highlights

- The Owner proposes eight townhouse blocks, consisting of 50, three and four-storey townhouse dwellings.
- Official Plan and Zoning By-law Amendment Applications are required to permit the proposed development.
- The Development and Parks Planning Department supports the proposed development subject to conditions as outlined in this report.

Recommendations

1. THAT Official Plan Amendment File OP.18.009 (7386 ISLINGTON DEVELOPMENT INC.) BE APPROVED to amend Vaughan Official Plan 2010, Volume 1, for the subject lands shown on Attachment 1 to:

- a. Redesignate part of the Subject Lands from Natural Areas and Countryside to Community Areas on Schedule 1 – Urban Structure in the manner shown on Attachment 2; and
 - b. Redesignate part of the Subject Lands from Natural Areas and Parkway Belt West Lands to Low-Rise Residential on Schedule 13 – Land Use in the manner shown on Attachment 2.
2. THAT Zoning By-law Amendment File Z.18.015 (7386 ISLINGTON DEVELOPMENT INC.) BE APPROVED to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 1, from PB3 Parkway Belt Recreational Use Zone to RT1(H) Residential Townhouse Zone with a Holding Symbol (H) and OS2 Private Open Space Zone in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 in Attachment 7.
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.

Background

Location: 7386 Islington Ave. (the Subject Lands). The Subject Lands and surrounding land uses are shown on Attachment 1.

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

7386 Islington Development Inc. (the Owner) has submitted Official Plan and Zoning By-law Amendment Applications (the Applications) for the Subject Lands to permit the proposed development of eight townhouse blocks, consisting of 50, three and four-storey townhouse dwellings (the Development) as shown on Attachments 3 to 6.

The Owner is required to submit Applications for Draft Plan of Subdivision, Site Development, Draft Plan of Condominium (Common Element) and Exemption from Part Lot Control to facilitate the Development. In accordance with Bill 109 (the *More Homes for Everyone Act, 2022*), the approval of Site Development Applications has been delegated to the City of Vaughan Deputy City Manager, Planning, Growth Management and Housing Delivery or designate.

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

- *Date of Notice (Circulated 150 m from Subject Lands and to the expanded polling area as shown on Attachment 1): and Aug. 16, 2024*
- *Location of Notice Sign: Islington Avenue*

- *Date of Public Meetings: Sept. 17, 2018, date ratified by Council Sept. 27, 2018, and Sept. 10, 2024, date ratified by Council Sept. 24, 2024.*
- *Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: April 30, 2025*

Public Comments were received.

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

Environmental Impacts

- The Development should be carefully reviewed in consideration of the Subject Lands location within the Humber River watershed, significant valleylands, and an area prone to flooding.
- Development should be directed away from natural areas.
- Natural areas should be protected from the effects of urban sprawl.

These comments are addressed throughout this report.

Previous Reports/Authority

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

Anland Group Inc. Council Report:

[Nov. 15, 2011, Committee of the Whole \(Item 15, Report No. 50\)](#)

GO-TO Vaughan Islington Avenue LP Public Hearing Report:

[Sept. 17, 2018, Committee of the Whole \(Public Hearing\) \(Item 5, Report No. 28\)](#)

GO-TO Vaughan Islington Avenue LP Council Report:

[May 7, 2019, Committee of the Whole \(Item 3, Report No. 17\)](#)

7386 Islington Development Inc. Public Meeting Report:

[Sept. 10, 2024, Committee of the Whole \(Public Meeting\) \(Item 7, Report No. 28\)](#)

Analysis and Options

The Development is consistent with the Provincial Planning Statement 2024.

Provincial Planning Statement, 2024

The Provincial Planning Statement 2024 is a policy statement issued pursuant to section 3 of the *Planning Act* and came into effect on Oct. 20, 2024. All decisions made on or after Oct. 20, 2024, in respect of the exercise of any authority that affects a planning matter shall be consistent with this policy statement. The Provincial Planning Statement 2024 provides direction on matters of Provincial interest related to land use planning and development province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

The Provincial Planning Statement 2024 states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents. This is permitted and facilitated through the provision of all housing options required to meet the social, health, economic and well-being requirements of current and future residents, and all types of residential intensification, including the development and introduction of new housing options within previously developed areas, and redevelopment which results in a net increase in residential units.

The Provincial Planning Statement 2024 also states that development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.

The Subject Lands are within a Settlement Area, where growth and development shall be focused. Within Settlement Areas, land use patterns should be based on densities and a mix of land uses which efficiently use land and resources and optimize existing and planned infrastructure and public service facilities.

The Development facilitates a compact urban form within the City's Settlement Area, which utilizes existing municipal infrastructure and has access to public service facilities. The Development contributes to the provision of a range and mix of housing options within the area, and results in a net increase of residential units on the Subject Lands. In addition, the Development contemplates improvements to the Islington Avenue right-of-way and existing culvert to address erosion hazards and provide safe access to the Development. The Applications are consistent with the Provincial Planning Statement 2024.

York Region Official Plan 2022

York Region Council adopted the York Region Official Plan 2022 in June 2022. York Region Official Plan 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*, York Region Official Plan 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.

Amendments to the Vaughan Official Plan (VOP) 2010 are required to permit the Development.

Vaughan Official Plan 2010

Vaughan Official Plan 2010 sets out the municipality's general planning goals and policies that guide future land use. The Subject Lands are identified in Vaughan Official Plan 2010 as follows:

- Natural Areas and Countryside and Parkway Belt West Lands on Schedule 1 – Urban Structure by Vaughan Official Plan 2010
- Containing Core Features, and Unapproved areas on Schedule 2 – Natural Heritage Network by Vaughan Official Plan 2010
- Low-Rise Residential, Natural Areas, and Parkway Belt West Lands on Schedule 13 – Land Use by VOP 2010

The Natural Areas and Parkway Belt West Lands designations do not permit townhouse dwellings. The following amendments to Vaughan Official Plan 2010 are required to permit the Development as shown on Attachments 3 to 6:

- Redesignate part of the Subject Lands from Natural Areas and Countryside to Community Areas on Schedule 1 – Urban Structure as shown on Attachment 2; and
- Redesignate part of the Subject Lands from Natural Areas and Parkway Belt West Lands to Low-Rise Residential on Schedule 13 – Land Use as shown on Attachment 2.

The Development and Parks Planning Department can support the requested amendments to Vaughan Official Plan 2010 as the Ministry of Municipal Affairs and Housing confirmed that the Subject Lands were removed from the Parkway Belt West Plan through Amendment 100 to this plan. In addition, the development limits have been established through the Applications to the satisfaction of the Environmental Planning division of the Policy Planning and Special Programs Department and Toronto and Region Conservation Authority.

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

- PB3 Zone by Zoning By-law 001-2021.
- This Zone does not permit the Development.
- The Owner proposes to rezone the Subject Lands to RT1 Residential Townhouse Zone and OS2 Private Open Space Zone together with the site-specific zoning exceptions identified in Table 1 in Attachment 7, to permit the Development, as shown in Attachments 3 to 6:

The Development and Parks Planning Department can support the zoning exceptions identified in Table 1 in Attachment 7 on a site-specific basis for the following reasons:

- The Development is consistent with the policies of the Provincial Planning Statement 2024.
- The Development contributes to a mix of housing options in the area, and facilitates an appropriate form of development that is compatible with the existing and planned land uses.
- The development limits have been established to the satisfaction of the City and Toronto and Region Conservation Authority, and the Applications protect the natural features on the Subject Lands by rezoning them into the appropriate Open Space zone category.

Minor modifications may be made to the zoning exceptions identified in Table 1 in Attachment 7 prior to the enactment of an implementing Zoning By-law, as required, should the Applications be approved.

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

A Holding Symbol (H) is recommended to be placed on the proposed zoning for the Subject Lands to address the outstanding issues discussed throughout this report. The Holding Symbol (H) shall not be removed from the Subject Lands, or any portion thereof, until the conditions included in the Recommendation section of this report are addressed to the satisfaction of the City. A condition to this effect is included in the Recommendations of this report.

The Development does not achieve a Bronze Sustainability Threshold Score

The Development does not achieve the minimum overall Sustainability Performance Metrics. The Owner shall achieve the minimum threshold Sustainability Performance Metrics score of 41 points prior to the finalization of the Site Development Application.

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

Environmental Planning within the Policy Planning and Special Programs Department defers to the Toronto and Region Conservation Authority for matters relating to natural hazard and the confirmation of development limits. All other outstanding comments will be addressed through the future Draft Plan of Subdivision and Site Development Applications.

The Owner is advised to abide by the *Migratory Birds Convention Act* for any authorized removals, and to not remove trees during the migratory bird season in Vaughan which is March 31 to August 31. Staff note that the onus is on the Owner to ensure the provisions of the *Endangered Species Act* are not contravened and it is the responsibility of the applicant to comply with the Ministry of Environment, Conservation and Parks regulations and guidelines to protect Species At Risk and their habitat.

The Development Engineering Department supports the Development, subject to the conditions in this report

The Development Engineering Department has provided the following comments:

Municipal Servicing – Water

The Subject Lands are situated within Pressure District 4 of the York Water Supply System. There is an existing 600-millimeter diameter regional watermain located within the south bound lane of Islington Avenue. There is also a 150-millimeter diameter municipal watermain located in the east boulevard of the Islington Avenue right-of-way. The Subject Lands are proposed to be serviced through a connection to the existing 150 mm diameter municipal watermain.

The Development Engineering Department requires the Owner to address outstanding comments and conditions through the Draft Plan of Subdivision and Site Development Applications to support a complete approval of the proposed water servicing strategy.

Municipal Servicing – Sanitary

There is an existing 250-millimeter diameter municipal sanitary sewer fronting the Subject Lands on Islington Avenue. The municipal sanitary sewer conveys sanitary flows north into the York Region operated Woodbridge trunk relief sewer, and ultimately to the Humber pumping station. The Subject Lands will be serviced via a proposed 200-millimeter diameter sanitary service connection to the municipal sanitary sewer fronting the Subject Lands on Islington Avenue.

The Development Engineering Department requires the Owner to address outstanding comments and conditions through the Draft Plan of Subdivision and Site Development Applications to support a complete approval of the proposed sanitary servicing strategy.

Municipal Servicing – Stormwater Management

The Subject Lands generally slope from west to east across a change in grade of approximately 5.75 metres with an average slope of 1.85% and towards the tributary of the Humber River. Currently, there are no storm sewers fronting the Subject Lands. The Subject Lands will be serviced via proposed internal storm sewers conveying runoff to the headwall of the Humber River tributary. The stormwater management plan consists of two oil-grit separators and two underground storage chambers for quality and quantity controls.

The Development Engineering Department requires the Owner to address outstanding comments and conditions through the Draft Plan of Subdivision and Site Development Applications to support a complete approval of the proposed stormwater management strategy.

Noise Assessment

The Owner submitted a Preliminary Environmental Noise Assessment prepared by MTE Consultants and dated June 7, 2024 (the 'Noise Assessment') to investigate the potential environmental noise impact on the Subject Lands from road traffic and surrounding land uses. The Noise Assessment focused on transportation noise, given that there are no significant stationary noise sources in proximity to the Subject Lands. The Noise Assessment recommended mitigation measures in the form of improved building envelopes (windows and walls) and air conditioning requirements, along with warning clauses required to meet Class 1 area requirements by the Ministry of Environment, Conservation and Parks. These items will be refined as detailed designs become available. An updated Noise Assessment will be required as part of the Draft Plan of Subdivision and Site Development Applications.

Environmental Engineering

The Owner submitted Phase One Environmental Site Assessment Report prepared by Toronto Inspection Ltd. and dated April 18, 2024 (the Phase One ESA) which has been reviewed by the Environmental Engineering division. The Phase One ESA did not identify any material changes based on the updated historical record review and site visit. The Environmental Engineering division has no further comments with respect to the Phase One ESA. At the Site Development Application stage, the Owner is required to submit a reliance letter in general accordance with the City's reliance letter template, and include the consultant's Certificate of Insurance, for the Phase One ESA.

Sewage and Water Allocation

The availability of servicing capacity for the Development will be assessed with the Site Development Application, when Development and Parks Planning issues the Notice of Approved Conditions for the Site Development Application.

Transportation

The Development proposes access via a driveway connecting east to Islington Avenue. A total of 110 parking spaces are proposed, of which 10 are visitor parking spaces. In support of the Development, a Traffic Impact Study by Paradigm and dated June 2024 (the TIS) was submitted. The Transportation Engineering division concurs with the findings of the TIS and agrees that the Development will introduce an acceptable traffic impact that can be accommodated by the existing road network. The proposed parking supply and orientation is acceptable and functional for the Development. York Region approval is required for any traffic impacts to the regional road network.

The DE Department requires the Owner to address outstanding comments and conditions through the Draft Plan of Subdivision and Site Development Applications to support a complete approval of the proposed transportation strategy.

Cash-in-Lieu of the dedication of parkland is required

Prior to the issuance of a Building Permit, the Owner shall dedicate land and/or pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to five per cent of the value of the Subject Lands, in accordance with the *Planning Act* and the City of Vaughan Parkland Dedication By-law. The Owner shall submit an appraisal of the Subject Lands, in accordance with the *Planning Act* and the City's Parkland Dedication By-law, prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of the calculation of the cash-in-lieu payment, as applicable.

Canadian Pacific (CP) Proximity Ontario requires a condition be inserted in all property and tenancy agreements and offers of purchase and sale

The Subject Lands are located approximately 170 meters east of the CP Railway. CP Proximity advises that freight trains operate 24/7 and schedules/volumes are subject to change. Development in the vicinity of rail operations is encapsulated by the recommendations in CP's 2013 Proximity Guidelines.

CP Proximity recommends that the following condition be inserted in all property and tenancy agreements and offers of purchase and sale for all dwelling units in the Development:

- "CPKC and/or its assigns or successors in interest has or have a railway right-of-way and/or yard located adjacent to the subject land hereof with operations conducted 24 hours a day, 7 days a week, including the shunting of trains and the idling of locomotives. There may be alterations to, or expansions of, the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity. Notwithstanding the inclusion of any noise and/or vibration attenuating measures in the design of the development and individual dwellings, CPKC will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over, or under the aforesaid right-of-way and/or yard."

This condition will be addressed through the future Draft Plan of Subdivision and Site Development Applications and included in the related Subdivision and Site Plan Agreements.

Other internal departments, external agencies and various utilities have no objection to the Development

Development Finance, Emergency Planning, Forestry, Waste Management, Alectra Utilities, Bell Canada, Canada Post, NAV Canada, have no objections to the Development, and outstanding comments or conditions will be addressed through the future Draft Plan of Subdivision and Site Development Applications.

The Building Department, Fire & Rescue Services, Infrastructure Planning and Corporate Asset Management, Parks Planning, Enbridge, the Ministry of Municipal Affairs and Housing, Rogers, York Catholic District School Board and York Region District School Board have no objections to the Development.

Broader Regional Impacts/Considerations

York Region

York Region has reviewed the Applications, with respect to matters of Regional interest, and have no objections to their approval. Outstanding comments will be addressed through the future Draft Plan of Subdivision and Site Development Applications.

Toronto and Region Conservation Authority

The Subject Lands are located entirely within Toronto and Region Conservation Authority's Regulated Area due to valley corridors along the north, northwest and eastern property line associated with watercourses of the Humber River Watershed. As such, any development or site alteration on the Subject Lands would require a permit from Toronto and Region Conservation Authority pursuant to Ontario Regulation 41/24.

The Toronto and Region Conservation Authority has reviewed the Applications and confirmed that the development limits and setbacks have been established to facilitate the Development. The Toronto and Region Conservation Authority has no objections to the approval of the Applications and outstanding comments will be addressed through the future Draft Plan of Subdivision and Site Development Applications.

Conclusion

The Development and Parks Planning Department is satisfied the Applications are consistent with the Provincial Planning Statement 2024 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 Mark Antoine, Senior Manager of Development Planning, at extension 8212.

Attachments

1. Context and Location Map
2. Existing and Proposed VOP 2010 Designation
3. Conceptual Site Plan and Proposed Zoning
4. Conceptual Landscape Plan
5. Conceptual Building Elevations – Type 1 (Blocks 1 to 7) Four-Storey Townhomes
6. Conceptual Building Elevations – Type 2 (Block 8) Three-Storey Townhomes
7. Proposed Zoning Exceptions to Zoning By-law 001-2021, File Z.18.015

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