

Committee of the Whole (1) Report

DATE: Wednesday, June 4, 2025

WARD 2

TITLE: GATEHOLLOW ESTATES INC.
ZONING BY-LAW AMENDMENT FILE Z.24.025
SITE DEVELOPMENT APPLICATION FILE DA.20.054
9681 AND 9691 ISLINGTON AVE.
VICINITY OF ISLINGTON AVENUE AND NAPA VALLEY
AVENUE

FROM:

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

ACTION: DECISION

Purpose

To seek approval on an application to amend the site-specific zoning exception applicable to the subject lands and for draft approval of the related Site Development Application to permit the development of two six-storeys residential apartment buildings with a combined unit count of 213 units as shown on Attachments 2 to 5.

Report Highlights

- The Owner proposes two, six-storey residential apartment buildings with a combined unit count of 213 units.
- Zoning By-law Amendment and Site Development Applications are required to permit the development.
- The Development and Parks Planning Department supports the proposed development subject to conditions as outlined in this report.

Recommendations

1. THAT Zoning By-law Amendment File Z.24.025 (Gatehollow Estates Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to amend the site-specific zoning exception applicable to the Subject Lands and identified in Table 1 of this report.

2. THAT Site Development File DA.20.054 BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included in Attachment 6 to the satisfaction of the Development and Parks Planning Department, to permit the development of two six-storey residential apartment buildings on the Subject Lands as shown on Attachments 2 to 5.

Background

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

The Local Planning Appeal Tribunal and Ontario Land Tribunal (OLT) approved Official Plan and Zoning By-law Amendment applications

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 Local Planning Appeal Tribunal (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 Oct.16, 2019, the Local Planning Appeal Tribunal 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, respectively) was issued on Aug. 28, 2023.

Zoning By-law 005-2024 permitted a minimum lot area of 36.92 square metres per unit, resulting in a total number of 182 residential units. The proposed Zoning By-law Amendment Application Z.24.025 proposes an increase to the number of dwelling units from 182 to 213. However, the proposed development complies with all other zoning requirements in By-law 005-2024.

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

The Owner has submitted Zoning By-law Amendment and Site Development Applications Files Z.24.025 and DA.20.054 (the Applications) for the Subject Lands to permit the proposed development of two six-storeys residential apartment buildings with a combined unit count of 213 units and total gross floor area (GFA) of 18,626.84 square metres (the Development) as shown on Attachments 2 to 5.

The Site Development Application (DA.20.054) was received by the City on Nov. 05, 2020, and predates Bill 109 and the City's Site Plan Control By-law (By-law 141-2022) which delegates the approval authority for Site Development Applications submitted on or after July 1, 2022, to the Deputy City Manager of Planning and Growth Management and Housing Delivery or designate. Vaughan Council is

therefore the delegated approval authority for this Site Development Application as it was received prior to July 1, 2022.

Should the Applications be approved, the Owner is required to submit a Draft Plan of Condominium Application to establish the proposed condominium tenure for the Development.

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

- *Date of Notice (Circulated 500 m from Subject Lands as shown on Attachment 1): Aug. 16, 2024*
- *Location of Notice Signs: Islington Avenue and Canada Company Avenue*
- *Date of Public Meeting: Sept. 9, 2024, date ratified by Council Sept. 24, 2024.*
- *Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: May 28, 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:

Density

- An increase in density on the Subject Lands is not supported and will negatively affect the surrounding community.

These comments are addressed throughout this report.

Previous Reports/Authority

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

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 \(Item 4, Report No. 18\)](#)

Gatehollow Estates Inc. Public Meeting Report
[September 10, 2024, Committee of the Whole \(Public Meeting\) \(Item 6, Report No. 28\)](#)

Analysis and Options

The Development is consistent with the Provincial Planning Statement 2024 and conforms to the Vaughan Official Plan 2010.

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 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 developer areas, and redevelopment which results in a net increase in residential units.

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. The Applications are consistent with the Provincial Planning Statement 2024

York Region Official Plan 2022

York Region Council adopted 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 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*, 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.

Vaughan Official Plan 2010 (VOP 2010)

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

- "Community Areas" and "Natural Areas and Countryside" on Schedule 1 – "Urban Structure" of 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 six-storeys in height, with a maximum Floor Space Index of three times the developable area. No residential units are permitted above the sixth storey, and only rooftop indoor and outdoor amenities and access to same are permitted above the sixth 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) 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 the number of units within the Development from 182 units to 213 units, as shown in Attachments 2 to 5:

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 (182 units)	31.55 m ² / unit (213 units)

The Development and Parks Planning Department can support the zoning exception identified in Table 1 as the proposed increase in residential units from 182 to 213 does not result in an increased building GFA and maintains an appropriate mix of unit types within the Development.

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

The Development and Parks Planning Department supports the Development, subject to conditions.

The Development and Parks Planning Department recommends approval of the Development as shown on Attachments 2 to 5, subject to the conditions in Attachment 6. The Owner must satisfy all outstanding comments prior to the execution of the Site Plan Agreement and the Development and Parks Planning Department must approve the final site plan, building elevations, landscape plan and details, sustainability metrics and landscape cost estimate.

Site Design

The Development is intended to be constructed in two phases, with the first phase consisting of the development of the entirety of the underground parking area and Building 'N' and the second phase consisting of the development of Building 'S'. Building 'N' proposes 100 residential units and a GFA of 8,831.63 square metres, and Building 'S' proposes 113 residential units and a GFA of 9,795.21 square metres. A mix of unit types are proposed within the Development and consist of 126 one-bedroom units, 65 two-bedroom, and 22 three-bedroom units

Amenity area within the development consists of indoor, outdoor and rooftop amenity space, in addition to balcony and terrace spaces. Building 'N' provides 4,033 square metres of amenity space and Building 'S' provides 3,790.74 square metres of amenity space.

Vehicular access to the Development is proposed from the intersection of Islington Avenue and Napa Valley Avenue, and sidewalks along the Islington Avenue frontage provide pedestrian connections to the Development. A total of 343 parking spaces are provided within three levels of underground parking, with 292 spaces dedicated to residents and 43 spaces dedicated to visitors. Nine of the provided parking spaces are accessible parking spaces.

Building Elevations

The proposed building elevations are shown on Attachments 4 and 5. Architectural materials for the Development include a combination of bricks, aluminium soffit panel, mineral stone panel and pre-finished aluminum metal panels with metal and glass railings.

Landscape Plan

The Landscape Plan, shown on Attachment 3, consists of deciduous and coniferous trees, shrubs, perennial and grasses, along with light and heavy duty concrete unit paving throughout the Development. The Development also includes landscaping and tree planting within the Islington Avenue right-of-way, and restoration planting along the northern and northeastern limits of the development comprised of a mixture of deciduous and coniferous trees, and shrubs. Green roofs are proposed on both Buildings 'N' and 'S'.

The Owner will be required to enter into a Tree Protection Agreement with the City. A condition to this effect is included in Attachment 6.

Lighting

The Lighting and Photometric Plan for the Development consists of predominantly wall fixtures on each building face, with additional lighting proposed in the outdoor amenity areas, and at the end and within the median associated with the driveway entrance connecting to Islington Avenue.

Financial Impact

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

Operational Impact

The Policy Planning and Special Programs (PPSP) Department supports the Development.

The Environmental Planning division within the Policy Planning and Special Programs Department has no objection to the approval of Zoning By law Amendment Application File Z.24.025, and defers to the Toronto and Region Conservation Authority for matters relating to natural hazard and the confirmation of development limits.

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 and conditions to this effect will be included in the Site Plan Agreement as indicated in Attachment 6.

The Cultural Heritage Division of the Development and Parks Planning Department has no objection to the Applications

The Cultural Heritage division has reviewed the Applications and determined there are no built heritage concerns.

Stage 1 and 2 Archeological Assessments (the Archaeological Assessments) were submitted for the Subject Lands and cleared of archaeological potential. The Ministry of Tourism, Culture and Gaming and Ministry of Sport concurred and accepted the recommendations of the submitted Archaeological Assessments.

Cultural Heritage Staff have provided conditions of approval respecting standard archaeological clauses which are included in Attachment 6.

The Development achieves a Gold Sustainability Threshold Score.

The Development achieves an overall Sustainability Performance Metrics (SPM) application score of 80 (gold level). This score meets the minimum threshold requirements.

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

The Development Engineering Department has provided the following comments:

Road Network

The Development will have direct vehicular and pedestrian access on to Islington Avenue. In order to accommodate the Development an added fourth leg to the existing York Region's signalized "T" intersection at Napa Valley Avenue will be required. Final civil drawings will be to the satisfaction of the City prior to final approval, a condition to this effect is included in Attachment 6.

Water

The Development will be serviced by connecting to a City watermain on Islington Avenue. The proposed service connection to the watermain has been deemed adequate to ensure ample pressures and flows to transport water to the mechanical room within the Development. Both domestic and fire water services will be provided through the proposed connection to the existing watermain. The final water servicing plan shall be to the satisfaction of the Development Engineering Department. A condition to this effect is included in Attachment 6.

Sanitary

There are no current sanitary sewers servicing the Subject Lands. Sanitary services will be provided by a 200-millimetre diameter sanitary sewer that will be extended eastward from its current limit under Napa Valley Avenue and into the Islington Avenue right-of-way where it will connect to the Development. The Owner will be required to enter into Development Agreements with the City for the proposed sanitary sewer extension prior to execution of the Site Plan Agreement. A condition to this effect is included in Attachment 6.

Stormwater

The redevelopment portion of the Subject Lands has drainage that flows east towards Canada Company Avenue and ultimately into the East Humber River tributary. The proposed drainage plan for the Development maintains the eastward drainage flow with the exception of the frontage, which will drain along the Islington Avenue right-of-way and into the existing roadside gutter and catch basin system. The final stormwater servicing plan shall be to satisfaction of Development Engineering Department. A condition to this effect is included in Attachment 6.

Erosion and Sediment and Lot Grading

The Subject Lands abuts Canada Company Avenue, which is located directly east of the redevelopment site. The Development Engineering Department notes that any construction activities related to the Development shall not affect Canada Company Avenue which was reconstructed in 2020. The erosion and sediment control mitigation measure associated with the Development should include strategies that reduce silt laden runoff and discharge from the Subject Lands. The final lot grading plan shall be

to the satisfaction of the Development Engineering Department. A condition to this effect is included in Attachment 6.

Noise Assessment

The Development Engineering Department has reviewed Noise and Vibration Impact Study and found modest noise impact from Islington Avenue, requiring standard measures such as central Air Conditioning, double glazing, and warning clauses. Noise from the Conservation Authority and fire hall east and south of the Subject Lands meets the Ministry of Environment, Conservation and Parks NPC-300 criteria, with no additional sound attenuation measures needed due to the large setback. The Development Engineering Department notes a list of conditions and warning clauses that form part of the implementing Site Plan Agreement. The condition and warning clauses are included in Attachment 6 of this report.

Environmental Engineering

The Development Engineering Department has reviewed the Phase One Environmental Site Assessment prepared by PINCHIN and is satisfied with the document along with the associated Reliance Letter for the Subject Lands.

Sewage and Water Allocation

The Subject Lands currently contains a Holding Symbol “(H)” requiring Vaughan Council to adopt a resolution for appropriate allocation of water and sewage servicing capacity for the proposed Development. The holding provision will remain until the City is satisfied with the requirements needed to allocate servicing to the Subject Lands. A separate application to remove the Holding Symbol for the Subject Lands will be required at a later date.

Transportation

The Transportation division of the Development Engineering Department has reviewed the supporting drawings and studies in support of the Development. The Transportation division has confirmed that the 292 tenant parking spaces and 43 visitor parking spaces, fulfills the site-specific by-law requirements of 292 (1.37 spaces/unit) and 43 spaces (0.2 space/unit), respectively. The Transportation division is in support of the vehicular and pedestrian layout proposed on the Subject Lands. Final approval of civil drawings including the Pedestrian and Circulation Plan will be to the satisfaction of the City. A condition to this effect is included in Attachment 6.

Dewatering

The Subject Lands are located within a significant groundwater recharge area which is classified as a source water vulnerable area under the CTC Source Protection Plan. The Owner will be subject to approvals and/or permits for any short-term and long-term dewatering permits, a condition to this effect is included in Attachment 6 of this report.

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

The Owner shall, prior to the issuance of a Building Permit, convey land at the rate of 1 hectare per 600 net residential units and/or pay to City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at the rate of 1 hectare per 1000 net residential units, or at a fixed unit rate, at City of Vaughan's discretion, in accordance with the *Planning Act* and the City of Vaughan Parkland Dedication By-law.

Notwithstanding the above, such parkland contribution—whether in the form of parkland conveyance or cash-in-lieu as determined by the City—shall be subject to a cap of (i) 10% of the Lands or value of the Lands if the Lands are 5 hectares or less; or (ii) 15% of the Lands or value of the Lands if the Lands are greater than 5 hectares.

A condition to this effect is included in Attachment 6.

Community Benefits Charge is applicable and will be collected at Building Permit Stage

The Development meets the criteria for Community Benefits Charge being five or more storeys and 10 or more units. The City passed the Community Benefits Charge By-law on Sept. 14, 2022, which is therefore the applicable mechanism used to collect community benefits.

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

The Development Finance Department, Forestry Department, Real Estate, Parks Planning, Alectra, Bell Canada, Canada Post and Enbridge have no objections to the Development, subject to the conditions included in Attachment 6.

The Building Standards Department, By-law & Compliance, Licensing & Permit Services, Emergency Planning, Fire Services, Infrastructure Planning and Corporate Asset Management, Parks Operations, Waste Management, Greater Toronto Airports Authority, Hydro One, NAV Canada, Rogers, York Catholic District School Board and York Region District School Board have no objections to the Development.

Broader Regional Impacts/Considerations

Regional Municipality of York (York Region) has provided conditions of approval.

The Applications have been circulated to York Region for the purpose of receiving comments on matters of Regional interest such as roads and servicing infrastructure. York Region has no objection to the approval of Zoning By-law Amendment File Z.24.025.

York Region has provided conditions of approval for Site Development Application DA.20.054, which are included in Attachment 6.

The Toronto and Region Conservation Authority has provided conditions of approval.

The Toronto and Region Conservation Authority has no objection to the approval of Zoning By-law Amendment File Z.24.024.

The Subject Lands are located entirely within the Toronto and Region Conservation Authority's Regulated Area due to a valley corridor associated with the East Humber River traversing the northern portion of the Subject Lands, and a portion of the Subject Lands being located within the Regional Storm flood plain associated with the watercourse. As such, any development or site alteration on the Subject Lands would require a permit from The Toronto and Region Conservation Area pursuant to Ontario Regulation 41/24.

The Toronto and Region Conservation Authority has no objection to the approval of the Site Development Application File DA.20.054, subject to the Owner agreeing to convey the lands comprising the valley corridor/flood plain hazard and associated buffer into public ownership. A condition to this effect has been included in Attachment 6.

Conclusion

The Development and Parks Planning Department is satisfied the Applications are consistent with the Provincial Planning Statement 2024 and conform to 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 and Conditions of Approval in Attachment 6.

For more information, please contact OluwaKemi (Kemi) Apanisile, Planner, at extension 8210.

Attachments

1. Context and Location Map
2. Site Plan and Zoning
3. Landscape Plan
4. East and West Building Elevations
5. North and South Building Elevations
6. Conditions of Site Development Application File DA.20.054

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