

Committee of the Whole (1) Report

DATE: Tuesday, March 31, 2026

WARD: 2

TITLE: WOODBRIDGE PARK LIMITED
ZONING BY-LAW AMENDMENT FILE Z.25.048
5390 STEELES AVE. W.
VICINITY OF STEELES AVENUE WEST AND KIPLING AVENUE

FROM:

Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

ACTION: DECISION

Purpose

To seek approval of a Zoning By-law Amendment application to permit a total of 39 units across five multiple unit townhouse buildings, as shown on Attachment 2.

Report Highlights

- The Owner proposes a total of 39 units across five multiple unit townhouse buildings.
- Zoning By-law Amendment and Site Development applications are required to permit the development.
- The Development and Parks Planning Department supports the proposed development as outlined in this report.

Recommendations

1. That Zoning By-law Amendment File Z.25.048 (Woodbridge Park Limited) be approved, to amend Zoning By-law 001-2021, site-specific Exception 14.1057 with the site-specific zoning exceptions identified in Table 1 on Attachment 3 of this report, subject to the following:
 - a. Prior to the enactment of the implementing zoning by-law, the Owner shall satisfy all CN Railway requirements identified in this report, to the satisfaction of CN Railway.

Background

Location: 5390 Steeles Ave. W. (the Subject Lands). The Subject Lands and the surrounding land uses are shown on Attachment 1. The Subject Lands were originally part of a larger land holding which included the existing 249 unit townhouse development to the east (the Original Subject Lands) which are also part of the same site-specific zoning Exception 14.1057. The Subject Lands remain vacant and contain the private access roads of Saintfield Drive and Dalhousie Street that the 249 townhouse units to the east and the retirement residence to the west (Villa Santa Maria Community) use to access Steeles Avenue West.

Official Plan and Zoning by-law Amendment Applications were previously approved for the Subject Lands.

On Dec. 17, 2024, Council approved Official Plan Amendment Application File OP.21.012 and Zoning By-law Amendment Application File Z.21.019 to amend the Community Commercial Mixed-Use designation in Vaughan Official Plan 2010 (VOP 2010) and amend the existing site-specific zoning Exception 14.1057 to permit 19 street townhouse units, 11 back-to-back stacked townhouse units, and two semi-detached units. The Owner is proposing to amend the existing approvals with the current proposal.

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

Woodbridge Park Ltd. (the Owner) has submitted a Zoning By-law Amendment Application (the Application) for the Subject Lands to permit 39 units across five multiple unit townhouse buildings (the Development) as shown on Attachment 2. The original application proposed 39 units across seven multiple unit townhouse buildings. In response to comments, the Owner updated the proposal by combining some of the multiple unit townhouse buildings.

A Related Site Development Application was previously submitted and will be revised to reflect the current Development.

Related Site Development Application File DA.24.059 was previously submitted to implement the approvals of Official Plan Amendment Application File OP.21.012 and Zoning By-law Amendment Application File Z.21.019. Site Development Application File DA.24.059 is not approved. The Owner will be revising the Site Development Application file to reflect the current Application. In accordance with Bill 109, the approval of Site Development Applications has been delegated to the Deputy City Manager, Planning and Infrastructure Development for approval.

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

- Date of Notice (Circulated 150 metres from Subject Lands as shown on Attachment 1): Jan. 9, 2026
- Location of Notice Sign: Steeles Avenue West
- Date of Public Meeting: Feb. 3, 2026, date ratified by Council Feb. 24, 2026

- Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: March 23, 2026

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:

Access, Traffic and Parking

- while construction of the Development is taking place, construction activities and vehicles will increase traffic congestion in the area, impact the road accesses running through the site and impact vehicle and pedestrian safety.
- the Development will increase parking congestion in the area.

Density, Built Form, and Building Design

- the three storey buildings will cause shadow impacts for some of the existing townhouse units to the east.

These comments are addressed throughout this report.

Previous Reports/Authority

Previous reports related to the application and/or Subject Lands can be found at the following links:

Woodbridge Park Limited OP.21.012 and Z.21.019, Public Meeting Report
[Sept. 14, 2021, Committee of the Whole Public Meeting \(Item 3, Report 41\)](#)

Woodbridge Park Limited OP.21.012 and Z.21.019, Public Meeting Report
[Oct. 8, 2024, Committee of the Whole Public Meeting \(Item 33, Report 3\)](#)
 Woodbridge Park Limited OP.21.012, Z.21.019, Committee of the Whole Report
[Dec. 10, 2024, Committee of the Whole \(Item 5, Report 44\)](#)

Woodbridge Park Limited Z.25.048, Public Meeting Report
[Feb. 4, 2026, Committee of the Whole Public Meeting \(Item 5, Report 6\)](#)

Analysis and Options

The Development is consistent with the Provincial Planning Statement 2024 and conforms to the VOP 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.

Section 2.1 of the Provincial Planning Statement provides direction on future growth and development and the achievement of complete communities through methods such as providing for a range and mix of housing options and densities to meet the requirements of current and future residents. Section 2.2 of the Provincial Planning Statement provides further direction on growth and development by encouraging land use patterns within settlement areas that efficiently use land and resources, optimize existing and planned infrastructure, and are transit supportive.

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The Application facilitates a residential community through the intensification of underutilized lands in the City's established Settlement Area where full municipal services exist. The urban form, the ability to utilize existing municipal infrastructure, and the opportunity to provide housing with varying unit sizes facilitate a higher density development that capitalizes on the transportation infrastructure investments, consistent with the Provincial Planning Statement. Staff are satisfied that the Application is consistent with the Provincial Planning Statement.

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*) 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.

The recently adopted Vaughan Official Plan 2025 is not the in-force policy for the Subject Lands.

The Vaughan Official Plan 2025, which represents the City's new policy direction, was adopted by the City on Oct. 28, 2025, as the new official plan for the City. The Vaughan Official Plan 2025 is subject to approval by the Minister of Municipal Affairs and Housing and is not in force. The Application was deemed complete prior to the approval of the Vaughan Official Plan 2025. As such, the VOP 2010, in addition to certain York Region Official Plan 2022 policies deemed to be the City's official plan policies, are the in-force policies against which conformity of the applications is/are reviewed and assessed.

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 Area” on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (VOP 2010)
- “Community Commercial Mixed Use” on Schedule 13 – Land Use by VOP 2010, Volume 2, Area Specific Policy 13.16, North West Corner of Steeles Avenue and Kipling Avenue
- Together the designation and area-specific policy permit Low-Rise buildings, semi-detached homes, townhouses, back-to-back townhouses and back-to-back stacked townhouses.

The Development shown on Attachment 2 contributes to a mix of housing options for the area, is compatible with the surrounding built form and permitted by the designation and site-specific policy. The Development conforms to VOP 2010.

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

- RM1 Multiple Unit Residential Zone and Environmental Protection Zone by Zoning By-law 001-2021, subject to site-specific Exception 14.1057.
- The RM1 Zone permits the requested multiple unit townhouse dwelling (stacked and/or back-to-back townhouse) uses.
- The site-specific Exception 14.1057 does not permit the requested multiple unit townhouse dwelling use in the proposed locations and applies site-specific development criteria to those locations.
- The Owner proposes amending the site-specific zoning e-figure to reflect the development layout as shown on Attachment 2 and amending the site-specific zoning exceptions in Table 1, Attachment 3, to permit the Development.

Site-specific Exception 14.1057 facilitates the previous built form approved through the previous Official Plan Amendment and Zoning By-law Amendment Application Files OP.21.012 and Z.21.019. This exception must be revised to reflect the built form and its placement proposed in the current Application. The changes include reconfigured parking spaces/areas, relocated building footprints with their associated setbacks and different building forms.

The 11 unit building at the northeast corner of Saintfield Drive and Steeles Avenue West was previously approved in Zoning By-law Amendment Application File Z.21.019 in a very similar location to what is currently proposed. The 11 unit building at the northeast corner of Saintfield Drive and Steeles Avenue West is largely contained within three storeys. The fourth storey contains private rooftop amenity area accesses for six units. With the exception of the proposed 11 unit building at the northeast corner of Saintfield Drive and Steeles Avenue West, all other buildings are proposed to be three storeys, in keeping with the established condominium townhouse development to the east. Where the Development abuts the existing condominium townhouse development to the east, the proposed buildings maintain a spatial separation from the existing townhouse blocks equal to or greater than that provided between the established townhouse blocks. The proposed 3 storey buildings propose building footprints in similar locations to those approved by Zoning By-law Amendment Application File Z.21.019.

The Development and Parks Planning Department can support the zoning exceptions identified in Table 1, Attachment 3 on the basis that these development standards along with an updated site exception figure would facilitate a development that is in keeping with the surrounding built context and is similar to the development permitted by the previously approved Zoning By-law Amendment Application File Z.21.019.

Minor modifications may be made to the zoning exceptions identified in Table 1, Attachment 3 prior to the enactment of an implementing Zoning By-law, as required, should the Application be approved.

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 advised that there are no natural heritage features on the Subject Lands and therefore, has no further concerns respecting this Application.

The Development Engineering Department supports the Development.

The Development Engineering Department has provided the following comments:

Water Servicing

The Subject Lands are in Pressure District 4 (PD4) within the City of Vaughan. However, there are no City services fronting the Subject Lands. The subject site is currently serviced by an existing water service connection to the City of Toronto's 300 millimetre diameter watermain located in the north boulevard of Steeles Avenue West. This 300 millimetre diameter watermain was installed in conjunction with the servicing of the adjacent Woodbridge Park Development.

The existing water service connection, which was installed to service the previously proposed mixed-use component of the Woodbridge Park Development, consists of a 100 millimetre diameter domestic line with a valve at the street line followed by a City of Toronto meter chamber, a backflow preventer chamber and then a City of Vaughan meter chamber. The existing service connection includes a separate 200 millimetre diameter fire line with a valve at the street line followed by a detector chamber. Both the City of Toronto and the City of Vaughan water meters have been installed. The existing water service connections will be utilized to service the Development.

Sanitary Servicing

There are no City of Vaughan sanitary sewers within the vicinity of the Subject Lands. However, there is a 200 millimetre diameter sanitary sewer at the Steeles Avenue West / Saintfield Drive intersection and a 200 millimetre diameter sanitary sewer at the Steeles Avenue West / Kipling Avenue intersection. Both local sewers drain to the existing 1050 millimetre diameter sanitary trunk sewer owned by the City of Toronto, located in the valley east of Kipling Avenue. The proposed development will be serviced

by the existing 200 millimetre sanitary sewer along Saintfield Drive with connections to the existing 200 millimetre diameter sanitary sewers at the Steeles Avenue West / Saintfield Drive and Steeles Avenue West / Kipling Avenue intersections.

Stormwater Servicing

The subject development is located west of the valley lands associated with Rainbow Creek. Rainbow Creek is within the Lower Humber Sub-Watershed of the Humber River Watershed. In accordance with City standards, a major / minor system storm conveyance concept has been incorporated into the functional servicing report for the subject development. As part of the servicing of the Woodbridge Park Development, a storm sewer system was constructed along the private roads to service the existing townhomes. This storm sewer system outlets into an existing ditch which conveys flows to Rainbow Creek. The storm sewer system that was installed to service the previously proposed mixed-use buildings is sufficient to service the subject development.

Noise Assessment

The Owner submitted Environmental Noise Assessment and Vibration documentation in the previous Zoning By-law Amendment Application File Z.21.019 which was reviewed by Development Services and Environmental Engineering Division. The Owner shall provide an addendum to the Environmental Noise Assessment and Vibration Study in the revised site plan application to address the effect of the changes to the architectural plans on the mitigation measures proposed previously.

Environmental Engineering

The Owner submitted environmental engineering documentation which have been reviewed to the satisfaction of the Development Services and Environmental Engineering Division.

Sewage and Water Allocation

Water and wastewater services are provided by City of Toronto.

Road access through the Development will be maintained.

The Subject Lands contain two private roads: Saintfield Drive and Dalhousie Street which provide access to the 249 condominium townhouses to the east and the retirement residence/long term care facility to the west (Villa Santa Maria Community). The two private roads provide access to Steeles Avenue West. The Owner has provided the following comments:

The Owner has a reciprocal agreement with the condominium corporation to the east. The agreement provides permission to reconfigure Dalhousie Street where it curves to intersect with Saintfield Drive. The westernmost segment of Dalhousie Street will be temporarily closed for realignment. Residents may use one of the other roads within the condominium townhouse development which run between Dalhousie Street and Saintfield Drive to access Saintfield Drive.

Saintfield Drive will remain open during construction. There will be some relatively short duration disruptions to make sanitary, storm, watermain and utility connections. However, as per standard practice, one lane of travel will remain open at all times.

There is an emergency access driveway off Steeles Avenue West at Garneau Street, which will remain as an emergency access for the existing residents.

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

Canada Post Corporation, Ministry of Transportation, Policy Planning and Special Programs Department – Land Use Compatibility, Enbridge Gas Inc., Alectra Utilities, Bylaw Compliance Licensing and Permit Services, Real Estate Department, Financial Planning and Development Finance, Fire and Rescue Service, Recreation Services, Environmental Services, Rogers Communications, York Region District School Board, York Catholic District School Board, Parks Forestry and Horticulture Operations, Toronto and Region Conservation Authority, Emergency Planning, and Real Estate, have no objection(s) to the Development.

The Application has been circulated to the City of Toronto.

Steeles Avenue West is within the City of Toronto. The Application has been circulated to the City of Toronto for the purpose of receiving comments relating to Steeles Avenue West and servicing infrastructure. The City of Toronto has provided the following comments:

Water and Sanitary Servicing

The construction of a watermain and sanitary sewer along Steeles Avenue West was required from the subject site to Kipling Avenue to service the first phase of development for the subject site. That work has been completed.

The cross-boundary agreement between Woodbridge Park Limited, The City of Vaughan, York Region, and City of Toronto identified a maximum sewage discharge of 16.64 l/s. The submitted Functional Servicing Report indicates a total flow of 9.46 l/s being discharged to Steeles Avenue West and 0.28 l/s being discharged to Saintfield Drive, a total of 9.74 l/s, which is less than 16.64 l/s. There is no issue with the additional seven units.

Tree Removal, Protection, and Planting

The Existing Tree Inventory and Preservation Plan indicates that there are no existing trees protected under the City of Toronto's Tree By-laws involved in the proposed development.

The Landscape Concept Plan shows 12 new trees proposed in the City of Toronto right-of-way. Urban Forestry confirms that the plan is acceptable; however, it is required that the Owner provides as part of the amended Site Plan Application a revised plan and detailed planting plan and plant list showing tree species of the 12 trees to be planted

on the City of Toronto right-of-way for review and approval. The Owner is advised that only large growing deciduous trees are acceptable.

The Owner is further advised that for the 12 new trees proposed on the city road allowance, Urban Forestry requires a Tree Planting Security to ensure the planting and maintenance for the tree(s) upon planting.

The Application has been circulated to CN Railway.

The Subject Lands abut CN Railway lands to the north. The CN Railway Development Agreement relating to the development of the Original Subject Lands was registered on title Oct. 2, 2018, as instrument No. YR2881887 along with the Transfer of Easement as Instrument No. YR2881889. Section 6 of the agreement requires the Owner to enter into a separate development agreement with CN Railway for any future phases and/or development. The current CN Railway Development Agreement permits a 27.2 metre safety setback to the railways lands for the condominium townhouse development to the east and a greater safety setback for the Subject Lands. At the time the CN Railway Development Agreement was registered, two three-storey mixed-use buildings were proposed on the Subject Lands. The Application proposes to bring development on the Subject Lands in-line with the 27.2 metre safety setback established by the condominium townhouse development to the east.

To reduce the safety setback on the Subject Lands to the railway, the Owner is required to have a professional engineer prepare a technical report evaluating the sufficiency of the existing safety berm as a crash barrier. The existing acoustic wall on top of the safety berm is not a crash barrier. CN Railway will require the technical report be peer reviewed by AECOM in accordance with the crash barrier standards developed by the same.

To enable CN Railway to draft the new CN Railway Development Agreement for this revised phase of the development, and to properly evaluate the Development, CN Railway requires the following for review:

- An updated noise study that reflects the current block numbering and revised site design;
- A technical memorandum, prepared and stamped by a qualified engineer, confirming the existing berm height; and
- Clarification of the site drainage strategy for this phase of the development.

Furthermore, CN Railway requests a technical note prepared by an engineer confirming that the already built acoustic wall and safety berm respect the location and technical statistics identified in Schedule E of the current CN Railway Development Agreement.

A condition to address CN Railway's above concerns is included in the Recommendation section of this report.

Broader Regional Impacts/Considerations

The Application has 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 no objection to its approval.

Conclusion

The Development and Parks Planning Department is satisfied the Application is consistent with the Provincial Planning Statement 2024 and conforms to the York Region Official Plan 2022 and 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 Application, subject to the recommendations in this report.

For more information, please contact David Harding, Senior Planner, at extension 8409.

Attachments

1. Context Location Map
2. Proposed Site Plan and Existing Zoning
3. Zoning By-law 001-2021 Table 1

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