



Development Services Commission PUBLIC MEETING INFORMATION REPORT

DATE: Tuesday, September 23, 2025

APPLICATION TYPE: Official Plan and Zoning By-law Amendment (the “Applications”)

OWNER: 605918 Ontario Limited (the "Owner")

AGENT: Nick Pileggi (Macaulay Shiomi Howson Ltd.)

LOCATION (WARD): 8561 9th Line (the “Subject Lands”) | Ward 5

FILE NUMBER: PLAN 25 112464

PREPARED BY: Carlson Tsang, RPP, MCIP, Senior Planner, East District

REVIEWED BY: Stacia Muradali, RPP, MCIP, Manager, East District
Stephen Lue, RPP, MCIP, Senior Manager, Development

PROPOSAL: A mixed-use high-rise development comprised of approximately 3,771 residential units in buildings ranging from 18 to 33 storeys, and rezone Block 3 (Phase 1) with site-specific development standards, which consists of 1,002 residential units (the “Proposed Development”)

PURPOSE

This preliminary information pertains to the Applications submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation.

PROCESS TO DATE

Staff received the Applications on May 8, 2025, and deemed the Applications complete on May 27, 2025. The 120-day period set out in the Planning Act before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on September 24, 2025.

NEXT STEPS

- Statutory Public Meeting is scheduled for September 23, 2025
- Recommendation Report for consideration by the Development Services Committee (“DSC”)
- In the event of an approval, adoption of the site-specific Official Plan Amendment for the entire Subject Lands and enactment of the site-specific Zoning By-law Amendment for Block 3
- Submission of future Zoning By-law Amendment application for the remaining blocks
- Submission of a future Site Plan application for each development block

BACKGROUND

Figures 1 and 2 show the 6.9 ha (17.05 ac) Subject Lands as currently vacant with portion covered by sporadic vegetation. Figure 3 shows the surrounding land uses.

In November 2017, the City approved Official Plan Amendment (File OP 16 117108) and Draft Plan of Subdivision (File SU 16 117108) applications for a mixed-use development consisting of the following:

- four development blocks
- one 0.43 ha (1.06 ac) public park
- three public streets

The development blocks permit buildings with heights of 18 to 24 storeys, 2,200 residential units, and non-residential uses fronting Rustle woods Avenue. The Draft Plan of Subdivision was approved in advance of the zoning approvals to advance construction of key local roads in support of the adjacent bus terminal. Servicing infrastructure has since been installed within the future road alignments on the Subject Lands, including Arthur Bonner Avenue and a portion of Street B. A servicing easement has also been granted in favour of the City for these infrastructures, along with a maintenance access road.

The Proposed Development (Figures 4 and 5) would maintain the block and road configuration established through the previously approved subdivision

Below is a summary of the Proposed Development:

- Residential Gross Floor Area: 245,123 m² (2,638,483 ft²)
- Retail Space: 13,944 m² (150,091.9 ft²)
- Dwelling Units: 3,771
- Parking Spaces: 3,993
- Public Park: 0.43 ha
- Density: 5.18 times the area of the Subject Lands (Floor Space Index – “FSI”)

Below summarizes the policies from the City’s 1987 Official Plan (the “1987 OP”) and the 2008 Cornell Secondary Plan (“OPA 168”) to permit the Proposed Development

- Current Designation: ‘Community Amenity Area – Mixed Use 9th Line’
- Permitted Uses: Apartment buildings, stacked townhouses (except along Highway 7 and Rustle Woods Avenue), multi-storeys non-residential or mixed-use buildings; and non-residential uses including retail, services, restaurants, hotel, office, and financial institutions
- Proposal: The Owner proposes the following:
 - a) redesignate the public park from ‘Community Amenity Area - Mixed Use 9th Line’ to ‘Open Space’
 - b) increase maximum building height range from 18 to 24, to 22 to 33 storeys
 - c) increase maximum height within 30 m of 9th Line from 4 to 6 storeys

- d) amend the requirement for non-residential at-grade uses along Rustle Woods Avenue from “mandatory” to “optional”

A Zoning By-law Amendment application is submitted for Block 3 at the northeast corner to permit Phase 1 of the Proposed Development

The Proposed Development is subject to Zoning By-law 304-87, as amended, as shown in Figure 2.

- Current Zone: ‘Rural Residential Four (RR4)’ and ‘Institutional (INST)’
- Permissions: One single detached dwelling; and place of worship, cemetery, school
- Proposal: the Owner proposes to rezone Block 3 from ‘Rural Residential (RR4)’ and ‘Institutional (INST)’ to ‘Mixed Use – High Rise (Intensification Area)’ with site-specific standards including, but not limited to, building height and setbacks

Staff identified the following preliminary list of matters that will be assessed through the review of the Applications, including other matters and issues, and addressed in a future Recommendation Report to the DSC

a) Conformity and Consistency with Provincial, and York Region and City Official Plan

- i) The appropriateness of the proposed Official Plan and Zoning By-law amendments to permit the Proposed Development.
- ii) Review of the Proposed Development in the context of the existing policy framework, regarding the emerging Cornell Secondary Plan.

b) Community Benefits Charges (“CBC”) By-law

- i) The Applications will be subject to and reviewed in consideration of the City’s CBC By-law and contributions will be identified as part of any future amending Zoning By-law.

c) Parkland Dedication and Other Financial Contributions

- i) The Owner proposes to convey 0.43 ha of parkland which has already been secured through the approved Draft Plan of Subdivision
- ii) As a result of the increase in population, the Applications will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, and other financial contributions.

d) Affordable Housing

- i) The Applications will be reviewed in consideration of Provincial, Regional, and City policies to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City’s affordable housing goals.

- ii) Incorporating appropriate affordable housing, purpose-built rental, secondary suites, seniors housing, and family friendly units.

e) Allocation and Servicing

- i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council if the Application are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once Council allocates servicing capacity to the Subject Lands.

f) Review of the Proposed Development will include, but not limited to, the following:

- i) Confirmation from the applicant that non-residential uses will be provided as a mandatory requirement along Rustle Woods Avenue given its planned role as one of the commercial main streets within the Cornell Draft Secondary Plan.
- ii) Examination of whether the height, density, built form, and mix of land uses proposed are appropriate.
- iii) Evaluation of the compatibility with existing and planned development within the surrounding area.
- iv) Sun shadow analysis and the impacts to the immediate surrounding areas.
- v) Traffic impact and ensuring an adequate supply of parking spaces for the commercial and residential uses.
- vi) The submission of a future Site Plan Application will examine appropriate landscape, site layout, snow storage areas, building elevations, and amenity areas.

g) Sustainable Development

- i) The Applications will be reviewed in consideration of the City's Policies and Sustainability Metrics Program, to be secured as part of any future Site Plan applications.

i) External Agency Review

- i) The Applications must be reviewed by the York Region, the Toronto and Region Conservation Authority, and any applicable requirements must be incorporated into the Proposed Development.

j) Required Future Applications

- i) The Owner must submit a Zoning By-law amendment application for the remaining blocks, followed by Site Plan and Draft Plan of Condominium applications, should the Applications

be approved, to permit the Proposed Development. The Draft Plan of Subdivision must be registered prior to any future site plan applications.

ACCOMPANYING FIGURES

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 5: Conceptual Massing Plan

Figure 1: Location Map

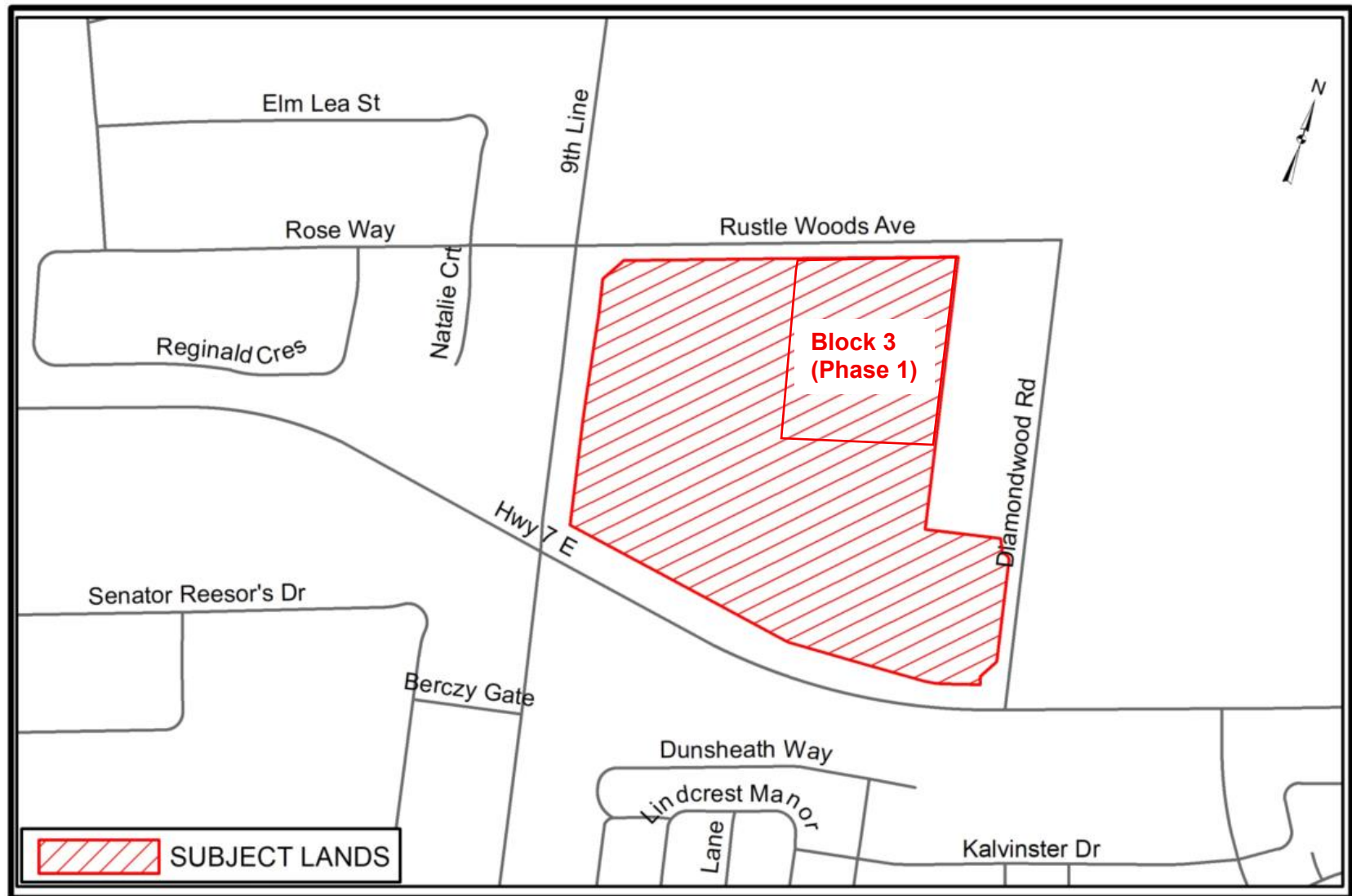


Figure 2: Aerial Photo



Figure 3: Area Context and Zoning

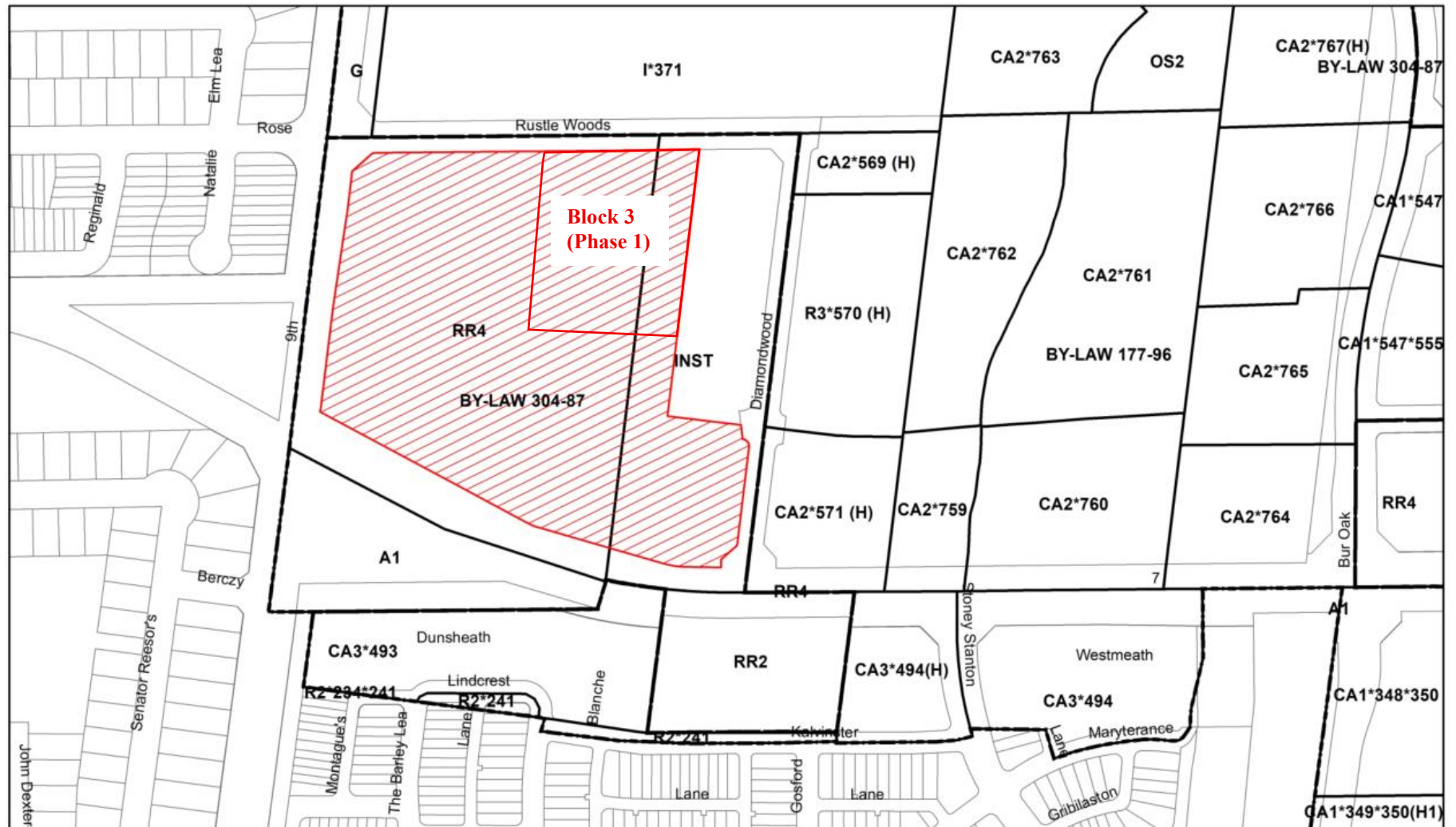


Figure 4: Conceptual Site Plan

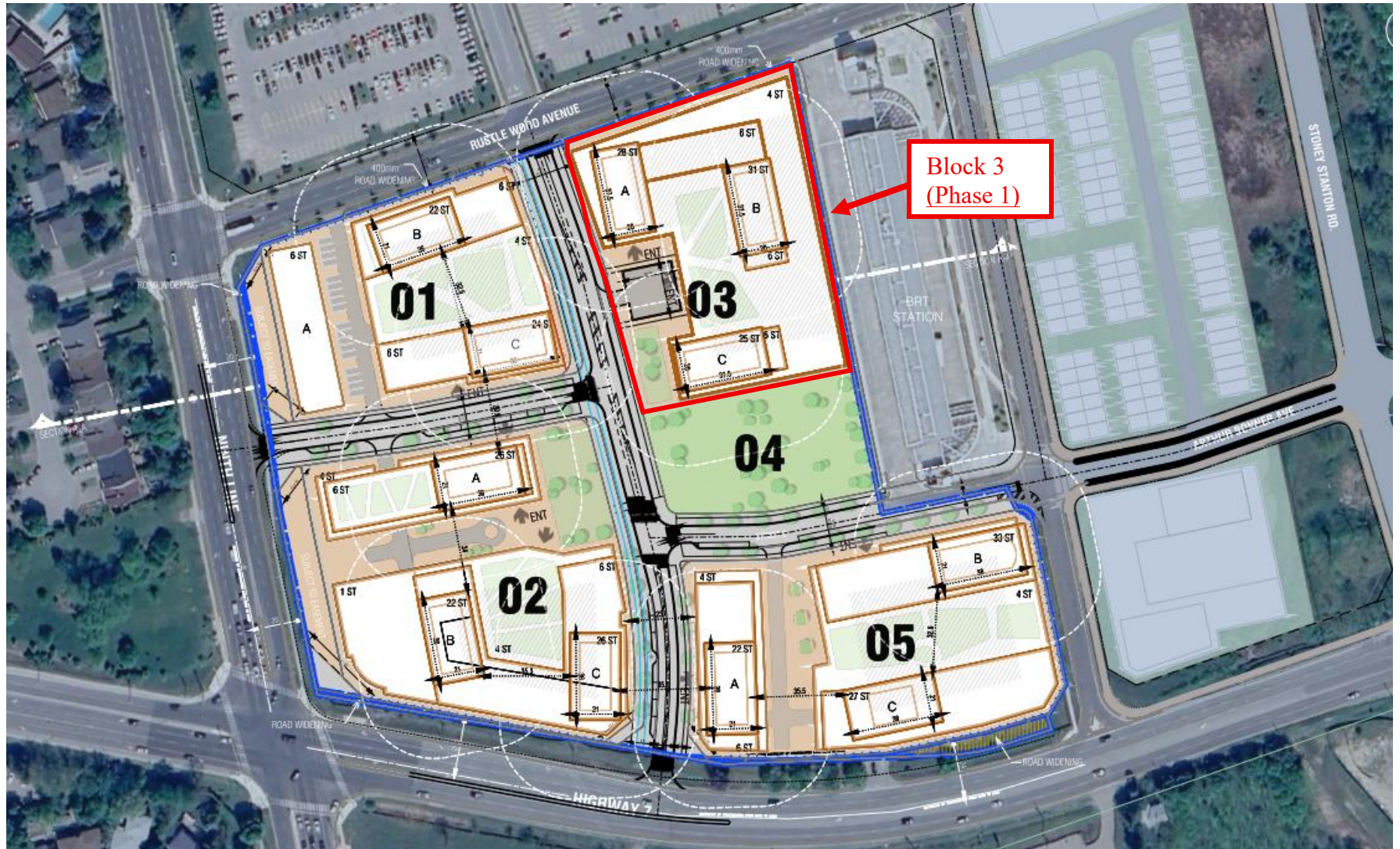


Figure 5: Conceptual Massing Plan

