

HISTORICAL BACKGROUND

Report Fact Sheet

Application Details	
Owner:	1349010 Ontario Limited
Applicant/Agent:	UrbanSolutions Planning & Land Development Consultants Inc. c/o Matt Johnston
File Number:	N/A
Type of Applications:	N/A
Proposal:	On March 16, 2023, the applicant made a delegation request to Planning Committee to change the noise classification of the subject lands from a Class 1 Area to a Class 4 Area to facilitate four residential buildings containing a total of 40 back-to-back townhouse dwelling units and two single detached dwellings.

Application Details	
Property Details	
Municipal Address:	115 and 121 Vansitmart Avenue
Lot Area:	0.76 hectares.
Servicing:	Existing municipal services.
Existing Use:	Vacant Industrial Use.
Documents	
Provincial Planning Statement:	The proposal is consistent with the Provincial Planning Statement (2024).
Official Plan Existing:	"Neighbourhoods" on Schedule E-1 – Urban Land Use Designations.
Official Plan Proposed:	N/A
Zoning Existing:	"RT-20-H/S-1762" (Townhouse – Maisonette) District, Modified, Holding, "C-H/S-1762 C/S-1822" (Urban Protected Residential, Etc.) District, Modified, Holding, and Low Density Residential – Small Lot (R1a) Zone.
Zoning Proposed:	N/A

Processing Details	
Received:	March 16, 2023
Processing Details	
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix I attached to Report PED23172a.