

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2017

Item 3, Report No. 7, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on February 21, 2017, as follows:

By receiving Communication C1 from Cristina Fazio, dated February 8, 2017.

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**OFFICIAL PLAN AMENDMENT FILE OP.16.010
ZONING BY-LAW AMENDMENT FILE Z.16.039
GATEHOLLOW ESTATES INC.
WARD 2 - VICINITY OF ISLINGTON AVENUE AND MAJOR MACKENZIE DRIVE**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning and Senior Manager of Development Planning, dated February 7, 2017, be approved;
- 2) That the local Councillor continue to encourage dialogue between the applicant and local residents;
- 3) That the following deputations and Communications be received:
 1. Mr. David Butterworth, Kirkor Architects, Martin Ross Avenue, Toronto, on behalf of the applicant;
 2. Mr. Tony Alati, Carrying Place Ratepayer Association, Golden Gate Circle, Woodbridge and Communications C20 and C51, dated October 2, 2016 and February 7, 2017;
 3. Mr. Adriano Volpentesta, America Avenue, Vaughan;
 4. Mr. Marlon D'Addio and Communication C1, dated January 14, 2017;
 5. Mr. Joseph Talotta, Tuscon Woods Trail, Woodbridge;
 6. Mr. Tony Zuccaro, Humber Forest Court, Vaughan and Communications C4 and C24, dated January 16, 2017 and January 27, 2017;
 7. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;
 8. Ms. Laura Meli, Silver Oaks Boulevard, Woodbridge;
 9. Ms. Alexandra Hatfield, Camlaren Crescent, Kleinburg; and
 10. Mr. Mario Mongur, Chalone Crescent, Woodbridge; and
- 4) That the following deputations be received:
 - C2. Mr. Tony Ciufo, dated January 15, 2017;
 - C3. Ms. Filomena Grossi, Casa Nova Drive, Vaughan, dated January 16, 2017;
 - C5. Mirella and Charlie Spano, dated January 16, 2017;
 - C6. Ms. Pina Lancia, Humber Forest Court, Vaughan, dated January 17, 2017;
 - C7. Ms. Silvia Scavuzzo, dated January 18, 2017;
 - C8. Anna, Henry and Alessia Fedrigoni, dated January 20, 2017;
 - C9. Mr. Sam Mercuri, Humber Forest Court, Vaughan, dated January 20, 2017;
 - C12. Mr. Walter Antonel, Water Garden Lane, Woodbridge, dated January 22, 2017;
 - C13. Mr. Fabrizio Tenaglia, dated January 21, 2017;
 - C14. Ms. Susan Tham, dated January 24, 2017;
 - C15. Mr. Rocco Carlucci, dated January 24, 2017;
 - C16. Ms. Amanda Perruzza, dated January 24, 2017;
 - C17. Ms. Ingrid Punwani, dated January 23, 2017;
 - C18. Mr. Mimmo Barci, dated January 24, 2017;
 - C19. Ms. Marianna Arrizza, dated January 23, 2017;
 - C22. Mr. Steve Rea, dated January 25, 2017;

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- C23. Ms. Norina Marcucci, Silverado Trail, Vaughan, dated January 25, 2017;
- C25. Lino and Mara Callisto, dated January 26, 2017;
- C26. Mr. Ryan Milanese, dated January 23, 2017;
- C27. Lino and Mara Callisto, dated January 26, 2017;
- C29. Ed and Ann Spandlick, Julia Valentina Avenue, Vaughan, dated January 29, 2017;
- C30. Mr. Charlie Muscat, dated January 28, 2017;
- C31. Ms. Marina Serratore, dated January 26, 2017;
- C32. Ms. Jen Hong, dated January 27, 2017;
- C33. Ms. Rose Barrasso, dated January 27, 2017;
- C34. Helen, An and Thanh, dated January 30, 2017;
- C35. Mr. Domenic Suppa, dated January 27, 2017;
- C38. Ms. Nancy T., dated February 2, 2017;
- C47. Ms. Lubna Kakish, dated February 2, 2017;
- C48. Ms. Cynthia Crispino, Water Garden Lane, Woodbridge, dated February 2, 2017;
- C49. Mr. Michael Marcucci, Polo Crescent, Vaughan, dated February 2, 2017;
- C50. Ms. Teresa Kakish, dated February 2, 2017;
- C55. Mr. Frank Silla;
- C56. Ms. Leanne Henwood-Adam, dated February 6, 2017;
- C57. Helen, dated February 6, 2017;
- C58. Mr. Phil Abatecola, Sonoma Boulevard, Woodbridge, dated February 7, 2017;
- C59. Mr. John Giordano, dated February 6, 2017;
- C60. Ms. Rose Marcello, dated February 7, 2017;
- C61. Ms. Mara Buttarazzi, dated February 7, 2017;
- C62. Mr. Remy Giancola, dated February 7, 2017;
- C63. Ms. Irina Szabo, Golden Gate Circle, Vaughan, dated February 7, 2017;
- C65. Mr. Michael John Antczak, dated February 7, 2017;
- C66. Ms. Doreen Smith, Wallace Street, Woodbridge, dated February 7, 2017;
- C67. T. Tran, Sunset Ridge, Woodbridge, dated February 7, 2017;
- C68. Mr. Adrian Mancinelli, dated February 7, 2017; and
- C69. Ms. Sandra Mandarano, dated February 7, 2017.

Recommendation

The Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files OP.16.010 and Z.16.039 (Gatehollow Estates Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability such as site and building design initiatives will be determined when the technical report is considered.

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Hearing was circulated: January 13, 2017. The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Signs Procedures and Protocol.

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- b) Circulation Area: to all property owners within 150 m plus the expanded notification area shown on Attachment #2, to the Carrying Place Ratepayers' Association and to the Kleinburg & Area Ratepayers' Association.

- c) Comments Received:

Written Correspondence

On September 28, 2016 a Notice to the public of a Complete Application for the Official Plan Amendment and Zoning By-law Amendment applications was circulated to all property owners within 150 m of the subject lands. Through the Notice to the Public of a Complete Application, the following written comments were received:

- i. Tony Alati, President of the Carrying Place Ratepayers' Association, submissions dated October 2, 2016 and November 2, 2016, on behalf of the Carrying Place Ratepayers' Association, expressed concerns regarding whether the proposal was evaluated by the appropriate government agencies (specifically the Ministry of Natural Resources); if an Environmental Assessment and traffic study was completed for the subject applications; the shadow impacts of the development, and gridlock resulting from the proposed development. A concern regarding the installation date of the notice sign on the subject property was also expressed.
- d) On November 17, 2016, representatives of Gatehollow Estates Inc. hosted a community information session with the Carrying Place Ratepayers' Association and other area residents regarding the proposed development, which was held at the Royalpark Homes offices. Another information session is scheduled for January 19, 2017.

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Vaughan Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Purpose

To receive comments from the public and the Committee of the Whole on the following applications for the subject lands shown on Attachments #1 and #2, to facilitate a mixed-use development consisting of two apartment buildings. Building "A" ranges from 4 to 7-storeys in height (Phase 1) and Building "B" is 3 to 10-storeys in height (Phase 2). The proposed development contains a total of 228 residential dwelling units, including 25 townhouse units, and 232 m² of retail and commercial uses in the base of Building "B" having a gross Floor Space Index (FSI) of 2.43 times the area of the lot. A total of 363 parking spaces are proposed in a three-level underground parking garage and vehicular access for parking and loading would be provided via a consolidated driveway from Islington Avenue.

1. Official Plan Amendment File OP.16.010 to amend the policies of Vaughan Official Plan 2010 (VOP 2010), Volume 1, specifically to permit a portion of the subject lands designated "Low-Rise Residential" to "Mid-Rise Mixed-Use", whereas VOP 2010 only permits single detached, semi-detached and townhouse dwellings in a low rise form no greater than 3-storeys.
2. Zoning By-law Amendment File Z.16.039 to rezone the subject lands from A Agricultural Zone to RA3 Apartment Residential Zone and OS1 Open Space Conservation Zone, together with the following site-specific zoning exceptions:

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	Zoning By-law 1-88 Standard	RA3 Residential Apartment Zone Requirements	Proposed Exceptions to the RA3 Residential Apartment Zone Requirements
a.	Permitted Uses	Apartment Dwelling and Day Nursery	<ul style="list-style-type: none"> • To permit Townhouse Dwellings • Permit the following additional uses at grade to a maximum of 132 m²: <ul style="list-style-type: none"> - Retail Store, - Convenience Retail Store - Business or Professional Office - Personal Service Shop - Service or Repair Shop - Veterinary Clinic - Club or Health Centre - Pharmacy
b.	Minimum Front Yard (Islington Avenue – below grade)	1.8 m	0 m
c.	Minimum Front Yard (Islington Avenue – above grade)	7.5 m	0 m
d.	Minimum Interior Side Yard (north)	4.5 m, except for buildings greater than 11 m in height for which the interior side yard setback shall be a minimum of 7.5 m or half the height, whichever is greater	9.3 m from the top-of-bank
e.	Minimum Rear Yard (Canada Company Avenue – above grade)	7.5 m	Building “A” – 5.5 m Building “B” – 0.2 m

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f.	Minimum Lot Area Per Unit	67m ²	43 m ²
g.	Minimum Parking Requirement	<p>203 apartment units @ 1.5 spaces/unit = 305 spaces + 25 townhouse units @ 2 spaces/unit = 50 spaces + 228 units @ 0.25 visitor spaces/unit = 57 spaces + 232 m² commercial uses @ 6 spaces/100 m² = 14 spaces</p> <p>Total Parking Required = 426 spaces</p>	<p>228 units @ 1.3 spaces/unit = 296 spaces + 228 units @ 0.2 visitor spaces/unit = 46 spaces</p> <p>Total Parking Provided = 342 spaces</p>
h.	Minimum Amenity Area Per Unit	<p>One Bedroom Units – 203 @ 20 m² per unit = 2,760 m² + Two Bedroom Units – 29 @ 55 m² per unit = 1,595 m² + Three Bedroom Units – 36 @ 90 m² per unit = 3,240 m²</p> <p>Total Required Amenity Area = 7,595 m²</p>	<p>228 units @ 8 m² per unit (for all unit types) = 1,824 m² for the entire site</p>
i.	Minimum Landscape Strip Width Along a Lot Line Which Abuts a Street Line (Islington Avenue)	6 m	0 m
j.	Maximum Yard Encroachment (for Eaves and Canopies)	0.5 m into a required yard	2.2 m beyond the main wall of the building
k.	Maximum Yard Encroachment (for Balconies)	0.3 m into required interior side yard and 1.8 m into the required front, exterior side or rear yard	2 m into the required yards

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Additional zoning exceptions may be identified through the detailed review of the applications and will be considered in a technical report to a future Committee of the Whole meeting.

Background - Analysis and Options

Location	<ul style="list-style-type: none">9681 and 9691 Islington Avenue, on the east side of Islington Avenue, south of Major Mackenzie Drive, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">The subject lands are designated “Low-Rise Residential” and “Natural Area” by Vaughan Official Plan 2010 (VOP 2010), Volume 1, as shown on Schedule 3. The subject lands are also located within a “Community Area”, with a small portion located in the “Natural Areas and Countryside” as identified in Schedule 1 – Urban Structure of VOP 2010.The “Low-Rise Residential” designation of VOP 2010 permits single detached, semi-detached and townhouse dwellings in a low-rise form no greater than 3-storeys. The proposed 7 and 10-storey buildings do not conform to VOP 2010.Section 9.1.2.2 of VOP 2010 directs that new development in “Community Areas” be designed to respect and reinforce the physical character of the established neighbourhood within which it is located. Additionally, new development within established areas shall pay particular attention to local lot patterns, sizes and configuration, surrounding heights and scale, building types of nearby residential properties, and the setback of buildings from the street. Based on the criteria for new development within established neighbourhoods. The proposed development does not conform to this policy of VOP 2010, as there are no existing 7 to 10-storey mixed-use buildings in the area.A portion of the subject lands is designated “Natural Area” by Schedule 13 – Land Use, in VOP 2010, which are further identified as being a “Core Feature” by Schedule 2 – Natural Heritage Network of VOP 2010. As such, the development proposal on the subject lands will be reviewed in the context of the Natural Heritage Network policies of VOP 2010. The alignment and significance of the Core Feature will also be examined as part of the development review process.Section 3.2.3.11 of VOP 2010 permits minor modifications to the boundaries and alignment of Core Features identified on Schedule 2 – Natural Heritage Network of VOP 2010 where environmental studies submitted as part of the development review process provide the appropriate rationale for the modifications and includes measures to maintain overall habitat area and enhance ecosystem function. Minor modifications to the boundaries of Core Features must be

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	<p>deemed acceptable by the City in consultation with the Toronto and Region Conservation Authority and do not require an amendment to the Plan.</p> <ul style="list-style-type: none"> The lands located on the north-west and south-west corners of Islington Avenue and Napa Valley Drive are designated “Low-Rise Mixed-Use”, having a maximum permitted building height of 5-storeys and a maximum density of 1.75 FSI north of Napa Valley Avenue, and a maximum height of 4 storeys and a maximum density of 1.5 FSI south of Napa Valley Avenue.
Zoning	<ul style="list-style-type: none"> The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88. An amendment to Zoning By-law 1-88 is required to rezone the subject lands to RA3 Apartment Residential Zone and to permit the site-specific zoning exceptions to Zoning By-law 1-88 that are required to implement the development proposal.
Surrounding Land Uses	<ul style="list-style-type: none"> Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the applications, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial policies, Regional and City Official Plans	<ul style="list-style-type: none"> The applications will be reviewed in consideration of the applicable Provincial policies (e.g. Provincial Policy Statement and Growth Plan), the York Region Official Plan and VOP 2010 policies.
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> The appropriateness of the proposed rezoning of the subject lands, together with the site-specific zoning exceptions, will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to the land use, site design and built form, including the appropriate building height, FSI (Floor Space Index), building setbacks, and transition to existing uses.
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> If approved, the proposed development on the subject lands must conform to the Architectural Control Guidelines approved for the Woodbridge Expansion Area – Sonoma Heights.

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d.	Studies and Reports	<ul style="list-style-type: none">▪ The Owner has submitted the following reports and studies in support of the applications, which must be reviewed and approved to the satisfaction of the City or respective public approval authority:<ul style="list-style-type: none">- Planning Justification Report- Stage 1 & 2 Archaeological Assessment- Community Services and Facilities Study- Environmental Impact Study- Functional Servicing Report- Geotechnical Investigation and Slope Stability Analysis- Noise and Vibration Impact Study- Phase One Environmental Site Assessment Report- Urban Transportation Considerations Report- Sun/Shadow Study- Tree Conservation Plan
e.	Sustainable Development	<ul style="list-style-type: none">▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc., will be reviewed and implemented through the site plan approval process, if the applications are approved.
f.	Parkland Dedication	<ul style="list-style-type: none">▪ The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-Lieu of Parkland Policy, should the applications be approved.
g.	Section 37 Provisions of the <i>Planning Act</i>	<ul style="list-style-type: none">▪ Opportunities for Section 37 benefits under the <i>Planning Act</i>, the policies of VOP 2010, and the City's Guideline for the Implementation of Section 37 of the <i>Planning Act</i> will be explored for this development. Section 37 of the <i>Planning Act</i> allows municipalities to authorize increases in the height and/or density of development in return for the provision of facilities, services or other matters (i.e. community benefits) as determined by the municipality only if the proposed increase is considered to be appropriate.

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h.	Water & Servicing Allocation	<ul style="list-style-type: none">▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and allocated by Vaughan Council, if the proposed development is approved. If servicing capacity is unavailable, the lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.
i.	Toronto and Region Conservation Authority	<ul style="list-style-type: none">▪ The subject lands are partially located within the Toronto and Region Conservation Authority’s (TRCA) regulated area, and therefore, the Owner must satisfy all requirements of the TRCA.
j.	Future Site Development Application	<ul style="list-style-type: none">▪ A Site Development Application will be required for the proposed development, if the subject applications are approved.▪ All issues identified through the review of the Site Development Application will be addressed in a technical report to a future Committee of the Whole meeting.▪ Should the applications be approved, the related Site Development Application for the development proposal must be considered by the Design Review Panel (DRP) as part of the site plan review process.
k.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none">▪ A future Draft Plan of Condominium (Standard) Application is required to permit the condominium tenure for the proposed development. It will be reviewed for consistency with the final site plan, if approved, including the location, type, and number of parking spaces, common landscaped areas, and design of the driveway. The appropriate conditions respecting the condominium tenure will be identified in the future technical report.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The applicability of these applications to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

Regional Implications

The applications have been circulated to York Region for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

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Attachments

1. Context Location Map
2. Location Map
3. Conceptual Site Plan and Proposed Zoning
4. Conceptual Landscape Plan
5. Conceptual Building Elevations

Report prepared by:

Letizia D'Addario, Planner, ext. 8213
Clement Messere, Senior Planner, ext. 8409

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)