

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015**

Item 5, Report No. 8, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on February 17, 2015, as follows:

***By receiving the following Communications:***

- C1. Mr. Michael Scott, dated February 2, 2015;***
- C3. John and Paula Grossi, Gamble Street, Woodbridge, dated February 3, 2015; and***
- C5. Ms. Paula Grossi, dated February 3, 2015.***

**5 OFFICIAL PLAN AMENDMENT FILE OP.13.011  
ZONING BY-LAW AMENDMENT FILE Z.13.034  
LANADA INVESTMENTS LTD., C/O SAM LANCIERI  
WARD 2 – VICINITY OF ISLINGTON AVENUE AND GAMBLE STREET**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning and Manager of Development Planning, dated February 3, 2015, be approved;**
- 2) That the following deputations and Communication be received:**
  - 1. Mr. Alan Young, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant;**
  - 2. Mr. Michael Powell, Gamble Street, Woodbridge;**
  - 3. Mr. Americo Viola, Gamble Street, Woodbridge;**
  - 4. Mr. Gord Van Dyk, Gamble Street, Woodbridge;**
  - 5. Ms. Lorriane Grech Vennare, Gamble Street, Woodbridge;**
  - 6. Mr. John Vennare, Gamble Street, Woodbridge;**
  - 7. Ms. Velia Viola, Gamble Street, Woodbridge;**
  - 8. Ms. Laura De Faveri, Gamble Street, Woodbridge;**
  - 9. Mr. Chris Adamkowski, Gamble Street, Woodbridge;**
  - 10. Ms. Maria Verna, President Village of Woodbridge Ratepayers' Association, Woodbridge Avenue, Woodbridge, and C20 petition submitted at the meeting; and**
  - 11. Mr. Adam Bell, Senior Project Manager, Cole Engineering, Courtneypark Drive West, Mississauga, on behalf of the applicant; and**
- 3) That the following Communications be received:**
  - C7 Petition, dated February 2, 2015;**
  - C9 Mr. Lawrence Yuter, Wallace Street, Woodbridge, dated February 3, 2015;**
  - C13 Ms. Joanne Federici and Mr. Albert Federici, dated January 30, 2015;**
  - C14 Mr. Richard Ubbens, Waymar Heights Boulevard, Woodbridge, dated February 3, 2015; and**
  - C15 Mr. Gilbert Paesano, Gamble Street, Woodbridge, dated February 3, 2015.**

**Recommendation**

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

- 1. THAT the Public Hearing report for Files OP.13.011 and Z.13.034 (Lanada Investments Inc., c/o Sam Lancieri) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.**

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#### **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 Public Hearing was circulated: January 9, 2015
- b) Circulation Area: 150 m and to those individuals that requested notification. The Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- c) Comments received as of January 20, 2015: None

#### **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 the development of a 7-storey apartment building (future residential condominium) containing 95 units, with a Floor Space Index (FSI) of 1.24 and 109 parking spaces as shown on Attachments #3 to #5:

1. Official Plan Amendment File OP.13.011 to amend OPA #240 (Woodbridge Community Plan) as amended by site-specific OPA #586 (Islington Avenue Plan), as follows:

	<b>OPA #240, as amended by OPA #586</b>	<b>Proposed Amendments to OPA #240, as amended by OPA #586</b>
a.	The subject lands are designated "Medium Density Residential", which permits en-block, stacked or street townhouse units or low-rise apartments with a maximum Floor Space Index (FSI) of 0.5 (with an additional density bonus provision up to 10% (ie. 0.55)), and a maximum building height of 3.5 storeys.	a. Redesignate the subject lands to "High Density Residential" and "Natural Areas" to permit a 7-storey apartment building, with a Floor Space Index (FSI) of 1.24.
b.	The entire lot area (0.61 ha) shall be used for the purpose of calculating density.	b. The FSI shall be calculated based on the entire site, including the sloped woodlot and one-half of the Islington Avenue road allowance.

2. Zoning By-law Amendment File Z.13.034 to amend Zoning By-law 1-88, specifically to rezone the subject lands from R2 Residential Zone and R3 Residential Zone to RA3(H) Apartment Residential Zone with the Holding Symbol "H" and OS1 Open Space Conservation Zone in the manner shown on Attachment #3, together with the following site-specific zoning exceptions:

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	<b>By-law Standard</b>	<b>By-law 1-88, RA3 Apartment Residential Zone Requirements</b>	<b>Proposed Exceptions to RA3(H) Apartment Residential Zone</b>
a.	Minimum Parking Requirements	<p>95 units @ 1.5 spaces/unit = 143 spaces + 95 units @ 0.25 visitor spaces/unit = 24 spaces</p> <p>Total Parking Required = 167 spaces</p>	<p>Total of 95 units: 0.9 spaces / 1 bedroom unit (74 x 0.9) = 67 spaces + 1.1 spaces/ 2 bedroom unit (21 x 1.1) = 23 spaces + 0.2 spaces / unit for visitor parking = 19 spaces</p> <p>Total Parking Provided = 109 spaces</p>
b.	Minimum Rear Yard Setback From a Building to an OS1 Zone	7.5 m	4.7 m
c.	Minimum Building Setback to Portions of the Building Below Grade	1.8 m	<p>0 m To all portions of the building below grade</p>
d.	Minimum Lot Frontage	30 m	15 m
e.	Minimum Lot Area	6,432 m <sup>2</sup> or 67 m <sup>2</sup> /unit	<p>6,155 m<sup>2</sup> or 64 m<sup>2</sup>/unit (existing lot size)</p>
f.	Minimum Interior Side Yard Setback	<p>East - 10.5 m North - 7.5 m South - 10.5 m</p>	<p>East - 2.84 m North - 5.5 m South - 10 m</p>
g.	Maximum Lot Coverage	N/A	21% based on the entire lot area

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.

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#### Analysis and Options

Location	<ul style="list-style-type: none"><li>West side of Islington Avenue, south of Gamble Street, being Part of Lot 26, Registered Plan M-1106, known municipally as 8334 Islington Avenue, as shown on Attachments #1 and #2.</li><li>The 0.61 ha irregular shaped parcel has 15 m frontage on Islington Avenue as shown on Attachments #2 and #3. The parcel slopes upwards to the west and is currently developed with one residential dwelling that is proposed to be demolished.</li></ul>
Official Plan Designation  a) In-effect OPA #210 as amended by OPA #586          b) VOP 2010 (Woodbridge Centre Secondary Plan; Not in Effect	<ul style="list-style-type: none"><li>The subject lands are designated “Medium Density Residential” by in-effect OPA #240 (Woodbridge Community Plan) as amended by site-specific OPA #586 (Islington Avenue Plan), which was approved by the Ontario Municipal Board (OMB) on December 17, 2002. The “Medium Density Residential” designation permits en-bloc, stacked or street townhouses, garden court or low-rise apartments to a maximum height of 3.5-storeys and a maximum Floor Space Index (FSI) of 0.5 with an additional 10% bonusing (ie. 0.55), subject to criteria identified in the Official Plan.</li><li>The proposed Floor Space Index of 1.24 was calculated based on the entire lot area plus one-half of the Islington Avenue road allowance. OPA #586 permits only the entire lot area to be used in calculating density and excludes the provision for one-half of the road allowance. OPA #586 is in-effect until the approval of the Woodbridge Centre Secondary Plan, which will form part of VOP 2010 upon approval by the Ontario Municipal Board (OMB).</li><li>The subject lands are designated “Low-Rise Residential (2)” and “Natural Areas” (wooded area) by City of Vaughan Official Plan 2010 (VOP 2010), Volume 2 - Woodbridge Centre Secondary Plan, which was adopted by Vaughan Council on September 7, 2010, however, is subject to the resolution of appeals and approval by the OMB. On December 18, 2012, the Owner appealed VOP 2010 as it pertains to the subject lands seeking an increase in the maximum permitted FSI to 1.5 and a maximum building height of 6-storeys, from what is permitted and identified below.</li><li>The “Low Rise Residential (2)” designation permits townhouse and stacked townhouse units and low-rise buildings, with a maximum building height of 3.5 storeys and an FSI of 0.5. The Plan also permits a density bonus of an additional 0.5 FSI (ie.1.0 FSI), subject to specific policies. The “Natural Areas” designation does not permit development.</li></ul>

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c) OP Summary	<ul style="list-style-type: none"><li>▪ The proposed development does not conform to in-effect OPA #240 as amended by OPA #586, and does not conform to VOP 2010, as the proposed 7-storey height of the apartment building and density and calculation method do not conform to the provisions of either Official Plan. The applicant has submitted an amendment to the in-effect Official Plan to implement their proposal.</li></ul>
Zoning	<ul style="list-style-type: none"><li>▪ The subject lands are zoned R2 Residential Zone and R3 Residential Zone by Zoning By-law 1-88. An amendment to Zoning By-law 1-88 is being sought by the applicant to rezone the subject lands to RA3(H) Apartment Residential Zone with the Holding Symbol “(H)” and OS1 Open Space Conservation Zone, and to permit the site-specific exceptions identified in Table 1 of this report.</li></ul>
Surrounding Land Uses	<ul style="list-style-type: none"><li>▪ Shown on Attachment #2.</li></ul>

**Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with Provincial Policies, Regional and City Official Plans	<ul style="list-style-type: none"><li>▪ The applications will be reviewed in consideration of the applicable Provincial policies, and Regional and City Official Plan policies.</li><li>▪ The appropriateness of the proposed High Density Residential and Natural Areas designations, density and calculation method, and building height will be reviewed.</li><li>▪ Opportunities to provide a consolidated access driveway for the lands to the east via the proposed driveway will be reviewed.</li></ul>
b.	Appropriateness of Proposed Rezoning and Site-Specific Exceptions	<ul style="list-style-type: none"><li>▪ The appropriateness of the proposed rezoning of the subject lands to permit the proposed residential built-form, together with the site-specific zoning exceptions to implement the plan, will be reviewed in consideration of the surrounding existing and planned land uses, with particular consideration given to land use compatibility, built-form and height, building setbacks, parking adequacy, accessibility, and appropriate development standards.</li></ul>

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c.	Tree Inventory/ Preservation	<ul style="list-style-type: none"> <li>A Tree Inventory and Preservation Plan was submitted by the Owner and must be approved prior to the approval of any development application.</li> </ul>
d.	Traffic, Road Widening, and Parking Adequacy	<ul style="list-style-type: none"> <li>Access improvements and any required road widening along Islington Avenue must be identified by the York Region Transportation and Community Planning Department.</li> <li>The Transportation Impact and Parking Study submitted in support of the applications must be approved by York Region and the Vaughan Development Engineering and Infrastructure Planning Services Department.</li> </ul>
e.	Additional Studies and Reports	<p>The following additional studies have been submitted in support of the proposed development, which must be reviewed and approved by the appropriate City Departments:</p> <ul style="list-style-type: none"> <li>Noise and Vibration Report</li> <li>Phase 1 Environmental Site Assessment</li> <li>Geotechnical Investigation Report</li> <li>Environmental Impact Study</li> <li>Planning Rationale</li> </ul>
f.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>Portions of the subject lands are located within the Humber River valley corridor. The development limits (bottom of slope), slope stability and any required buffer(s) and structural building setbacks must be established to the satisfaction of the TRCA and the City of Vaughan.</li> <li>The TRCA's Valley and Stream Corridor Management Program (VSCMP) and Ontario Regulation 166/06 are applicable to the subject lands.</li> <li>The TRCA must confirm if the sloped wooded area meets the Region's test for a significant woodland given its location and size. If so, an increased setback of 10 m may be required from the final limit of this feature.</li> </ul>
g.	Future Site Development Application	<ul style="list-style-type: none"> <li>A future Site Development Application is required to facilitate the proposed development, should the Official Plan and Zoning By-law Amendment applications be approved. The development will be reviewed to ensure, but not limited to: appropriate building and site design, building materials, transition between the proposed development and surrounding land uses, access, internal traffic circulation, parking, landscaping, servicing and grading, pedestrian connectivity, appropriate amenity area, and barrier free accessibility.</li> </ul>

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		<ul style="list-style-type: none"><li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (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 subject applications are approved.</li></ul>
h.	Water and Servicing Allocation	<ul style="list-style-type: none"><li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the applications are approved. Should servicing capacity not be available, the use of a Holding Symbol “(H)” will be considered for the subject lands.</li></ul>
i.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"><li>▪ A Draft Plan of Condominium (Standard) application will be required to establish the tenure of the proposed building, should the subject applications be approved.</li></ul>
j.	Vaughan Design Review Panel	<ul style="list-style-type: none"><li>▪ A preliminary design concept was considered by the Vaughan Design Review panel (DRP) on November 28, 2013. After the Public Hearing and once all comments have been satisfactorily addressed, the revised proposal must be considered at a future DRP meeting.</li></ul>

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

The applicability of the applications to the Vaughan Vision will be determined when the technical report is considered.

#### **Regional Implications**

The applications have been circulated to the York Region Transportation and Community Planning Department for review and comment. Any issues will be addressed when the technical report is considered. The Owner has not applied to the Region for an exemption from Region of York approval of the Official Plan, and therefore, should the subject Official Plan Amendment application be approved by Vaughan Council, final approval of the implementing Official Plan Amendment will rest with the Region.

#### **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 Vaughan 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.

#### **Attachments**

1. Context Location Map

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2. Location Map
3. Conceptual Site Plan and Proposed Zoning
4. East and South Elevations
5. West and North Elevations

**Report prepared by:**

Eugene Fera, Planner, ext. 8064

Carmela Marrelli, Senior Planner, ext. 8791

Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)