

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015**

Item 22, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 24, 2015.

**22**

**OFFICIAL PLAN AMENDMENT FILE OP.12.006  
ZONING BY-LAW AMENDMENT FILE Z.12.015  
SITE DEVELOPMENT FILE DA.12.037  
2165496 ONTARIO INC.**

**WARD 2 - VICINITY OF ISLINGTON AVENUE AND HARTMAN AVENUE**

**The Committee of the Whole 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 March 3, 2015, be approved subject to the following in accordance with Communication C6, from the Commissioner of Planning, dated March 3, 2015:**
  - 1. THAT Attachment #3 of the Report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning dated March 3, 2015, with respect to Official Plan Amendment File OP.12.006, Zoning By-law Amendment File Z.12.015 and Site Development File DA.12.037 (2165496 Ontario Inc.) be deleted, and replaced with the revised site plan shown as Revised Attachment #3 attached hereto to this Communication;**
  - 2. THAT the Proposed Zoning Exception e) respecting the Maximum Building Height in Table 1 of the staff report be amended to delete reference to 11.7 m and correctly indicate a maximum building height of 11.3 m for Block 1 and 11.1 m for Blocks 2 and 3; and**
  - 3. THAT the Recommended Zoning Exception b) respecting the Minimum Interior Side Yard between Blocks 2 and 3 in Table 2 of the staff report not apply; and that the required 1.5 m (proposed 1.55 m or 3.1 m total) shall apply;**
- 2) That the deputation of Ms. Joanne Federici, Hartman Avenue, Woodbridge, and Communication C3, dated March 3, 2015, be received; and**
- 3) That Communication C5, from Ms. Tita Anania, Hartman Avenue, Woodbridge, dated March 3, 2015, be received.**

**Recommendation**

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

- 1. THAT Official Plan Amendment File OP.12.006 (2165496 Ontario Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 2 (Woodbridge Centre Secondary Plan) on the subject lands shown on Attachments #1 and #2, specifically to increase the maximum permitted Floor Space Index (FSI) from 0.5 FSI to 0.86 FSI within the "Low-Rise Residential (2)" designation.**
- 2. THAT Zoning By-law Amendment File Z.12.015 (2165496 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88 on the subject lands shown on Attachments #1 and #2, specifically to rezone the subject lands from R2 Residential Zone (single detached dwellings) to RM2 Multiple Residential Zone (block townhouse dwellings) and that the implementing zoning by-law shall:**

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- a) permit the site-specific zoning exceptions identified in Table 1 of this report; and,
  - b) include the recommended site-specific zoning standards identified in Table 2 of this report.
3. THAT Site Development File DA.12.037 (2165496 Ontario Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with 12 block townhouse dwelling units (freehold) within 3 townhouse blocks on a private common element condominium road with 3 visitor parking spaces and a walkway, as shown on Attachments #3 to #6 subject to the following conditions:
- a) that prior to the execution of the Site Plan Agreement:
    - i) the site plan shall be amended to:
      - 1. relocate the proposed community mailbox from the south side of the main driveway to the east side of the proposed visitors parking area as shown on Attachment #3; and,
      - 2. relocate the proposed walkway located on the north side of Block 1, slightly further north to abut the driveway curb;
    - ii) the south building elevations of Blocks 1 and 3 (Units 5 and 12 respectively) shall be amended to include fritted glass on all windows;
    - iii) the landscape and site plans shall include a 2.4 m high privacy fence constructed with western red-cedar in accordance with City standards;
    - iv) the landscape plan be amended to include minimum 2.5 m high spruce and deciduous trees along the south lot line, to the satisfaction of the Vaughan Planning Department, Urban Design and Cultural Heritage Section;
    - v) the Owner shall submit a materials board to the satisfaction of the Vaughan Planning Department, Urban Design and Cultural Heritage Section;
    - vi) the Owner shall provide a final detailed tree preservation plan that considers the grading and proposed servicing of the subject lands to the satisfaction of the Vaughan Planning Department, Urban Design and Cultural Heritage Section;
    - vii) the final site plan, building elevations, landscape plan and landscape cost estimate shall be approved by the Vaughan Development Planning Department;
    - viii) the final site grading and servicing plans, stormwater management report, functional servicing report, and Environmental Noise Assessment shall be approved by the Vaughan Development Engineering and Infrastructure Planning Services Department;
    - ix) the Owner shall satisfy all requirements of the York Region Transportation and Community Planning Department;
  - b) that the implementing Site Plan Agreement include the following provisions:

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- i) that the Owner and future Condominium Corporation shall agree to grant an access easement over the proposed condominium road in favour of the landowners to the north and south when these lands develop, and that the requirement to grant the easement be included in the Condominium Agreement, Condominium Declaration and all Offers of Purchase and Sale or Lease to ensure that the Condominium Corporation and all future Owners are aware of this requirement;
  - ii) that the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 5% or 1 ha per 300 units of the value of the subject lands prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's "Cash-In-Lieu of Parkland Policy". The Owner shall submit an appraisal of the subject lands, in accordance with Section 42, of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment;
  - iii) that a temporary plywood fence shall be erected along the perimeter of the subject lands to mitigate noise, dust and visual impact from the surrounding residential properties for the duration of construction;
  - iv) should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the Vaughan Development Planning Department's Urban Design and Cultural Heritage Section shall be notified immediately;
  - v) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the Vaughan Development Planning Department's Urban Design and Cultural Heritage Section, the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services;
  - vi) that a clause be included in the Purchase and Sale Agreement for Units #5 and #12 and in the Condominium Agreement and Declaration advising all future purchasers of these units that all south facing windows shall remain as fritted glass and that the privacy screens on the rear balconies shall remain in place and in good repair; and
  - vii) that any necessary warning clauses or clauses related to noise be included related to the findings of the noise study.
4. THAT Vaughan Council pass the following resolution with respect to the allocation of sewage capacity from the York-Durham-Peel Servicing Scheme and water supply capacity from the York Water Supply System.

"IT IS HEREBY RESOLVED THAT Site Development File DA.13.016 be allocated sewage capacity from the York-Durham-Peel Servicing Scheme and water supply capacity from the York Water Supply System for a total of 12 residential townhouse units (41 persons equivalent) subject to the execution of the Site Plan Agreement to the satisfaction of the City."

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#### **Contribution to Sustainability**

The applications implement the following Goal and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031
- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth
- Objective 2.3: To create a City with sustainable built form

In accordance with the goal and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- permeable surfaces to control storm water and promote ground water recharge
- low flow water fixtures, shower heads, faucets and toilets
- low VOC (volatile organic compound) paints, glues and varnish finishes;
- Energy Star appliances and windows
- hardy tree and shrub species that demonstrate resistance to various environmental stresses including low moisture conditions, disease, pests, road salt and vehicular emissions, and do not require the applications of pesticides, fertilizers and other chemicals to survive
- transit supportive density

#### **Economic Impact**

There are no requirements for new funding associated with this report.

#### **Communications Plan**

On January 31, 2014, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands and to the Woodbridge Core Ratepayers' Association and Vaughanwood Ratepayers' Association. The recommendation of the Committee of the Whole to receive the Public Hearing report of February 25, 2014, and to forward a comprehensive report to a future Committee of the Whole Meeting was ratified by Vaughan Council on March 18, 2014, and included a resolution that the Local Councilor arrange a meeting involving the applicant, members of the public, interested Regional Councilors and appropriate staff. Deputations and written submissions were received from the following:

- a) Mr. Robert Federicci, Hartman Avenue, Woodbridge;
- b) Mr. Albert Federicci, Hartman Avenue, Woodbridge;
- c) Ms. Joanne Federicci, Hartman Avenue, Woodbridge, and on behalf of Victor and Adele Cortiula, Hartman Avenue, Woodbridge; and,
- d) Mr. Adriano Volpentesta, America Avenue, Vaughan.

On March 6, 2014, the Ward 4 Councillor held a meeting with residents to discuss the original proposal shown on Attachments #7 and #8, and additional meetings were held thereafter. A summary of the concerns noted at the Public Hearing and subsequent meetings with residents and how they have been addressed by City Departments and the Owner are listed on Attachment #9 of this report.

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#### **Purpose**

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of the subject lands with 12 block townhouse units, as shown on Attachments #3 to #6:

1. Official Plan Amendment File OP.12.006 to amend the Official Plan policies in Vaughan Official Plan 2010 (VOP 2010), Volume 2 (Woodbridge Secondary Centre Plan) to permit an increase in the maximum permitted Floor Space Index (FSI) from 0.5 FSI to 0.86 FSI within the “Low-Rise Residential (2)” designation.
2. Zoning By-law Amendment File Z.12.015 to amend Zoning By-law 1-88, specifically to rezone the subject lands from R2 Residential Zone (single detached dwellings) to RM2 Multiple Residential Zone (block townhouse dwellings), together with the site-specific zoning exceptions identified in Table #1 of this report.
3. Site Development File DA.12.037 to permit the development of the subject lands with 12 townhouse dwelling units (freehold) within 3 townhouse blocks on a private common element condominium road and with 3 visitor parking spaces and a walkway, as shown on Attachments #3 to #6.

#### **Background - Analysis and Options**

##### **Location**

The subject lands are located on the east side of Islington Avenue, north of Hartman Avenue, municipally known as 8319, 8327 and 8331 Islington Avenue, shown as “Subject lands” on Attachments #1 and #2. The subject lands are comprised of three lots with a combined lot area of 0.31 ha and were developed with 3 single detached dwellings, which have been demolished. The Owner has constructed a sales office on the site and trees have been cleared on the property.

##### **Land Use Policies/Planning Considerations**

The Vaughan Development Planning Department has reviewed the Official Plan Amendment Application to permit increased density on the subject lands, in light of the following policies:

##### **a) Provincial Policy Statement (PPS)**

The Provincial Policy Statement (PPS 2014) includes policies that focus growth and development to “Settlement Areas”. The subject lands are located within a settlement area as defined by the PPS. The policies in the Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns - Part V, states (in part):

“1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.”

Section 1.1.3.2 states (in part):

“Land use patterns within a settlement area shall be based on densities and a mix of land uses which:

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- Efficiently use land and resources;
- Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- Support active transportation where transit is planned, exists or may be developed.

Section 1.1.3.3 and 1.1.3.4 states:

“Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.”

“Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety.”

Section 1.4 includes the following policies:

“1.4.1 To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a. Maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and if necessary, lands which are designated and available for residential development.”

“1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market by (in part):

- Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- Promoting densities for new housing which efficiently uses land, resources, infrastructure and public service facilities, and supports the use of active transportation and transit in areas where it exists or is to be developed; and,
- Establishing development standards for residential intensification, redevelopment and new residential development which minimizes the cost of housing and facilitates compact form, while maintaining appropriate levels of public health and safety.”

The proposed residential density is consistent with the intent of the intensification and housing policies of the PPS, promotes the efficient use of land, and supports a healthy community. The subject lands are located on Islington Avenue in close proximity to the Woodbridge Core Area, which provides retail and service commercial opportunities, and to community services (e.g. Woodbridge Pool and Arena and the Al Paladini Community Centre), and institutional uses. Also, as shown on Attachment #2, intensification has occurred in the vicinity of the subject lands in the form of 3-storey townhouse units and apartment buildings. The location of the development

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supports alternate modes of transportation such as transit, cycling and walking. The development maximizes the use of existing infrastructure and community facilities and minimizes land consumption. The proposed townhouse development contributes to the variety of housing types available for residents of the City of Vaughan.

#### b) Places to Grow – Growth Plan for the Greater Golden Horseshoe (Growth Plan)

The policies of the Growth Plan are intended to guide the development of land in the Greater Golden Horseshoe; encourage compact built form, transit supportive communities, diverse land uses, and a range and mix of housing types; and, direct growth to settlement areas that offer municipal water and wastewater systems. The Growth Plan outlines opportunities to make better use of land and infrastructure by directing growth to existing urban areas as well as creating complete communities, stating (in part):

*“...communities that are well designed, offer transportation choices, accommodate people at all stages of life and have the right mix of housing, a good range of jobs and easy access to stores and services to meet daily needs.”*

The Growth Plan states that a focus for transit and infrastructure investments to support future growth can be provided by concentrating new development in these areas and creating complete communities with diverse housing types.

#### c) York Region Official Plan

The York Region Official Plan designates the subject lands as “Urban Area”. The subject lands are located on Islington Avenue, south of Langstaff Road, and offers an alternative housing form (townhouse dwelling units) in close proximity to the Woodbridge Core Area and public transit. On May 8, 2014, York Region exempted Official Plan Amendment File OP.12.006 (2165496 Ontario Inc.) from approval by Regional Planning Committee and Council. As a result, Vaughan Council will be the approval authority for File OP.12.006.

The Regional Plan encourages a broad range of housing types within efficient and mixed-use compact communities at an overall transit-supportive density. The range of housing includes different forms, types and tenures to satisfy the needs of the Region’s residents. The Regional Plan identifies that the housing stock in the Region is primarily detached units. The housing market is faced with demands for a broader variety of housing forms to meet the needs of different households.

The Regional Plan further encourages pedestrian scales, safety, comfort and mobility, the enrichment of the existing area with an attractive building, landscaping and public streetscapes. The proposed townhouse development will diversify the range of housing types found in the community and create an urban interface and pedestrian connectivity to Islington Avenue. Furthermore, the Regional Plan recognizes that there is a strong relationship between transportation and urban form. A compact urban form encourages and supports a higher level of transit services while helping to reduce the overall parking demand and trip length required for work, shopping, school and other destinations. The proposed mixed-use development is consistent with the Regional Official Plan policies.

#### d) Vaughan Official Plan 2010 (VOP 2010)

The subject lands are designated “Low-Rise Residential (2)” by the Woodbridge Centre Secondary Plan (WCSP) in Vaughan Official Plan 2010 (VOP 2010). The WCSP was adopted by Vaughan Council on September 7, 2010, and modified by Vaughan Council on March 19, 2013

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and May 6, 2014. VOP 2010 in its entirety, including the WCSP, was appealed to the Ontario Municipal Board (OMB). Although a significant number of policies and schedules in VOP 2010 have been approved by the OMB, the WCSP as modified and endorsed by Vaughan Council remains under appeal. At the time of writing this report, the Board has scheduled an OMB pre-hearing date for February 24, 2015, to consider the approval of the WCSP, and it is anticipated that an OMB decision will follow shortly thereafter. The “Low-Rise Residential (2)” designation permits residential units in low-rise building forms, with a maximum building height of 3.5-storeys and a maximum FSI of 0.5.

The proposed development for 12 townhouses generates an FSI of 0.86, which exceeds the density provision in VOP 2010. Therefore, an Official Plan Amendment is required to increase the maximum permitted Floor Space Index (FSI) from 0.5 FSI to 0.86 FSI.

The proposed development yields an FSI increase of 0.36, which will facilitate development that is compatible with the surrounding development. The development creates an urban interface with Islington Avenue that will encourage a more positive and conducive area for pedestrians and is transit oriented. In addition, two recent townhouse developments have been constructed at 8441 Islington Avenue (File OP.06.022) and 8469 Islington Avenue (File OP.11.004) with an FSI of 0.96 and 1.08, respectively. In consideration of the Provincial and Regional policies encouraging a compact and diverse range of housing types within efficient and mixed-use communities that support local commercial businesses, encouraging transit-oriented development and attractive pedestrian streetscapes, the Official Plan Amendment Application can be supported by the Vaughan Planning Department.

#### Zoning

The subject lands are zoned R2 Residential Zone by Zoning By-law 1-88, which does not permit block townhouse dwelling units. In order to facilitate the proposed block townhouse development, an amendment to Zoning By-law 1-88 is required to rezone the subject lands from R2 Residential Zone to RM2 Multiple Residential Zone, together with the following site-specific zoning exceptions:

Table 1: Proposed Zoning Exceptions			
	By-law Standard	By-law 1-88, RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone Requirements
a.	Minimum Lot Area	230 m <sup>2</sup> /unit	125 m <sup>2</sup> /unit (excluding road widening)
b.	Minimum Front Yard (Islington Avenue)	4.5 m	1.9 m
c.	Minimum Rear Yard (East) (Blocks 2 and 3)	4.5 m	2.4 m
d.	Maximum Lot Coverage	50%	61.2%



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e.	Maximum Building Height (Blocks 1, 2 and 3)	11 m	11.7 m
f.	Minimum Interior Side Yard	1.5 m	Block 1 – 3.04 m (South) Block 2 – 2.38 m (North)
g.	Minimum Amenity Area	Bachelor Unit - 15 m <sup>2</sup> One Bedroom Unit - 20m <sup>2</sup> Two Bedroom Unit - 55m <sup>2</sup> Three Bedroom Unit - 90m <sup>2</sup> Four Bedroom Unit or larger - 110 m <sup>2</sup>	The minimum amenity area for the development shall be 257.94 m <sup>2</sup>

The proposed zoning exceptions would facilitate development that conforms to Vaughan Official Plan 2010 regarding land use and is compatible with the existing and planned built form in the surrounding area, and therefore, is supported by the Vaughan Planning Department. The reduced building setback standards and amenity area provide for an urban form of development, and the increased building height and lot coverage are considered minor and consistent with other townhouse development on Islington Avenue.

**Site Plan Review and Recommended Zoning Standards**

The Owner is proposing 12 townhouse units, within 3 townhouse blocks on the subject lands as shown on Attachment #3. The proposal includes one driveway access from Islington Avenue to a private condominium common element road with 3 visitor parking spaces and a walkway. The Owner proposed the site-specific zoning exceptions identified in Table 1. The Development Planning Department is generally satisfied with the proposed site plan, landscape plan and building elevations, subject to the comments and recommendations in this report.

These applications have been the subject of considerable discussions with area residents, particularly on Hartman Avenue, that abut the site to the immediate south. In order to facilitate an infill development that achieves better compatibility with the surrounding lands and responds to resident concerns, the Vaughan Planning Department recommends that the following additional site-specific zoning requirements be included in the implementing zoning by-law:

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Table 2: Recommended Zoning Standards			
	<b>By-law Standard</b>	<b>By-law 1-88, RM2 Multiple Residential Zone Requirements/Proposed Standard</b>	<b>Recommended Site-Specific Zoning Standards (RM2 Multiple Residential Zone)</b>
a.	Minimum Interior Side Yard (South)	Required: 1.5 m Proposed: Block 1 - 3.04 m Block 3 - 6.66 m	Block 1 - 4.5 m Block 3 - 8.3 m
b.	Minimum Interior Side Yard (Between Block 2 and Block 3)	Required: 1.5 m Proposed: 1.55 m (3.1 m total)	1.3 m (2.6 m total)
c.	Minimum Interior Side Yard (North-Block 2)	Required: Block 2 - 1.5 m Proposed: 2.38 m	1.2 m
d.	Landscaped Area	No Requirement for a landscape area exception.	The area identified on Attachments #3 and #4 as "Landscaped Area" shall only be used for the purposes of landscaping.

The recommended changes identified in Table #2 have been discussed with the Owner/Agent who advised that they concur with the majority of the changes same and except for those discussed in the report.

The recommended setback standards (Items a, b, and c in Table 2 above) provide for additional separation distance of the proposed townhouse blocks from the lands to the south and implements a commitment made from the Owner at a recent city, developer and residents meeting. Originally, the Owner proposed 13 townhouse units as shown on Attachments #7 and #8. To address comments received from the adjacent residents, the Owner agreed to remove one unit (Unit 13 on Block 3) from the plan. This would have resulted in a minimum south interior side yard setback for Block 3 of 8.3 m (2.18 m south side yard plus a 6.1 m wide unit as shown on Attachment #7).

The Owner subsequently submitted the revised site plan shown on Attachment #3, which excludes Unit 13. However, the north interior side yard to Block 2 is increased from 1.54 m to 2.55 m, the interior side yards between Blocks 2 and 3 are increased from 1.25 m (total 2.5 m) to 1.55 m (total 3.1 m) and with a south interior side yard setback to Block 3 of 6.66 m. The Vaughan Planning Department recommends that the south side yard to Block 3 be a minimum of 8.3 m to respect the original intent of removing Unit 13 from Block 3, instead of 6.66 m as currently proposed. The difference of 1.64 m, can be accommodated by reducing the north interior side yard to Block 2 from 2.55 m to 1.2 m and reducing the interior side yards between

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Block 2 and 3 to 1.3 m (2.6 m total), which is similar to the 1.25 m interior side yards (total 2.5 m) originally proposed, as shown on Attachment #3. The Owner has advised that they do not support this change because the reduction between Blocks 2 and 3 will cause a building code violation. Vaughan Development Planning Staff has discussed this issue with the Vaughan Building Standards Department and were advised that it will not cause a building code issue as long as the total area of glazed openings (windows) on a building side elevation does not exceed 7% of the total building face measured from finish grade to the upper ceiling of the top floor in conformance with table 9.10.15.4. and 9.10.14. 5. Of Division “B” of 2012 OBC (O. Reg. 332/12).

The Vaughan Planning Department also recommends that the community mailbox be relocated from the south side of the main driveway just east of Islington Avenue, to the landscaped area east of the visitor parking spaces as shown on Attachment #3. The current mailbox location will encourage residents to park their vehicles on the driveway near the main entrance to pick-up their mail, thereby conflicting with or obstructing access at the main entrance to the development and creating a safety concern. The recommended mailbox location provides a resident with the opportunity to temporarily park their vehicle in one of the visitor parking spaces and obtain their mail and avoid conflicts with vehicles using the driveway near the main access.

Relocating the community mailbox creates an opportunity to shift the proposed sidewalk north, immediately adjacent to the driveway curb, and to shift Block 1 north by approximately 1.5 m (width of walkway), to provide additional land area along the south property line for landscape material to thrive, particularly given the location of the proposed catch basin along the south property line. The Owner has advised that they do not support this change because this would reduce the distance from the northeast corner of Block 1 to the driveway thereby creating a safety concern. Vaughan Development Planning Staff has discussed this issue with the Vaughan Development Engineering and Infrastructure Planning Services Department and were advised that there should not be a safety concern provided a 7 m curb radii is maintained.

The Vaughan Planning Department also recommends that a clause be included in the implementing Zoning By-law restricting the use of the “Landscaped Area” as shown on Attachment #4 to only landscaping purposes and not permit any buildings, structures or accessory structures in this area. This will ensure that no structures are introduced into this area that could potentially eliminate landscaping along the south limit of the development.

A condition to include the recommended zoning standards identified in Table 2 is included in the recommendation of this report.

#### a) Landscape Plan

The Vaughan Planning Department has reviewed the proposed landscape plan shown on Attachment #4, and recommends the following revisions:

- i) minimum 2.5 m high spruce trees and deciduous trees be included along the south limit of the subject lands to provide a variety in the buffer plant material;
- ii) the landscape and site plans shall provide for a 2.4 m high privacy fence constructed with western red-cedar in accordance with City standards.
- iii) tree preservation hoarding for existing trees, identified as #28 and #41 on the Tree Inventory Plan, and a revised Tree Preservation Plan to be submitted, taking into consideration the grading and site servicing for the subject lands.

These recommended revisions to the landscape plan are included in the recommendation to this report.

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##### b) Building Elevations

The proposed building elevations are shown on Attachments #5 and #6 and are comprised of brick, stone base (Blocks 1 and 2), and utilize a mansard shingled roof design. The Vaughan Planning Department are generally satisfied with the proposed building elevations, however, recommend that the final plans clearly identify that all south facing windows in Blocks 1 and 3 (Units 5 and 12) as shown on Attachment #3, utilize fritted glass. This requirement implements an agreement made by the Owner to the adjacent residents. The Vaughan Planning Department also recommends that the Owner submit a materials board for approval by the City.

##### c) Site Plan Summary

The final site plan, building elevations, and landscape plans must be approved to the satisfaction of the Vaughan Planning Department. The Vaughan Planning Department will continue to work with the Owner to finalize the details of the proposal and satisfy the matters addressed in this report.

##### d) Site Plan Agreement

A Site Plan Agreement will be used to implement the proposed development, if the Site Development application is approved. A recommendation is included in this report requiring that specific clauses related to archaeological conditions on the site and cash-in-lieu of parkland dedication be included in the Site Plan Agreement. The Vaughan Planning Department recommends that a clause also be included requiring the Owner to construct a temporary plywood fence during construction to minimize dust, noise and visual impact on the surrounding residential lands. An additional clause is recommended to ensure that all Agreements of Purchase and Sale and the Condominium Agreement and Declaration include a clause advising future purchasers that all south facing windows in Units #5 and #12 be maintained as fritted glass and that the privacy screens on the rear balconies remain and be kept in good repair.

The Vaughan Planning Department has included a recommendation that a final tree preservation study be submitted that takes into consideration the proposed grading and revised servicing scheme for the subject lands.

#### Vaughan Development Engineering and Infrastructure Planning Services Department

The Development Engineering and Infrastructure Planning Services Department has reviewed the plans and reports in support of the Official Plan and Zoning By-law Amendment and Site Development applications, and provides the following comments:

##### a) General Comment

The Owner has lowered the design of the internal road which leads to reduced grading between the site and the properties to the south. A swale was added along the south property line to capture the flow from the landscaped area. Originally, pre-development conditions discharged to the south property. The flow is now directed to the proposed catchbasin located to the south-east corner of the property. The catchbasin should be relocated slightly north of its current proposed location where there is less impact to existing trees, to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department.

##### b) Water, Sanitary and Storm Servicing/Allocation

The site service connections will be provided from the 675 mm diameter York Region sanitary stormsewer, a 600 mm diameter York Region storm sewer, and a 200 mm diameter municipal watermain on Islington Avenue.

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On October 29, 2013, Vaughan Council approved a 12,900 person equivalent restricted servicing capacity reservation. Since then, York Region cleared this capacity for registration in August 2014. Therefore, this capacity may be utilized at this time with no restrictions. A condition that Vaughan Council resolve to allocate capacity to the subject lands for 12 townhouse units has been included in the recommendation of this report.

#### c) Environmental Noise Assessment

The Owner shall provide an updated comprehensive report addressing the potential noise impact from the transportation noise source and stationary noise sources. The report shall be revised to reflect the latest site plan design.

The final site servicing and grading plans, functional servicing, stormwater management, and noise reports must be approved by the Development Engineering and Infrastructure Planning Services Department. A condition to this effect is included in the recommendation of this report.

#### Vaughan Legal Services Department, Real Estate Division

The Vaughan Legal Services Department, Real Estate Division, has advised that for residential development, the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 5% or 1 ha per 300 units of the value of the subject lands prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's "Cash-In-Lieu of Parkland Policy". The Owner shall submit an appraisal of the subject lands, in accordance with Section 42, of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment. A condition to this effect is included in the recommendation of this report.

#### Vaughan Urban Design and Cultural Heritage Section

The Urban Design and Cultural Heritage Section of the Vaughan Planning Department has reviewed the applications and advises that the subject lands is cleared of concern for archaeological resources and that the following conditions be included in the Site Plan Agreement:

- a) Should archaeological resources be found on the property during construction activities, all work must cease and the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department shall be notified immediately.
- b) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the Vaughan Development Planning Department's Urban Design and Cultural Heritage Section, the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

#### Vaughan Public Works Department, Waste Management

The Public Works Department, Waste Management Section has reviewed the Site Development application and finds it to be acceptable.

#### Vaughan Parks Development Department

The Vaughan Parks Development Department has no objections to the approval of the subject applications.

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#### Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority (TRCA) has advised that they have no objections to the approval of the development. The Owner must successfully obtain a TRCA Permit under Ontario Regulation 166/06 prior to the issuance of a municipal Building Permit.

#### School Boards

The York Region District and York Region Catholic District School Boards have no objection to the approval of the applications.

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

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

i) Lead and Promote Environmental Sustainability

The Owner will be incorporating the sustainable site and building features identified in this report.

ii) Plan and Manage Growth & Economic Vitality

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

Servicing for the proposed development has been identified and needs to be allocated by Vaughan Council. A resolution to this effect has been included in the recommendation of this report.

#### **Regional Implications**

The York Region Transportation and Community Planning Department is of the opinion that the proposed Official Plan Amendment application is a routine matter of local significance. Furthermore, in accordance with Regional Official Plan Policy 8.3.8, the proposal does not adversely affect Regional planning policies or interest. Accordingly, York Region has exempted the Official Plan Amendment application from approval by Regional Planning Committee and Council, and final approval shall be given by Vaughan Council.

York Region has no objection to the approval of the Official Plan Amendment, Zoning By-law Amendment and Site Development applications. The Owner must fulfill all requirements of the York Region Transportation and Community Planning Department, including the execution of a Regional Site Plan Agreement. A condition to this effect is included in the recommendation of this report.

#### **Conclusion**

The Vaughan Development Planning Department has reviewed Official Plan Amendment File OP.12.006, Zoning By-law Amendment File Z.12.015 and Site Development File DA.12.037 in consideration of the applicable Provincial policies, Regional and City Official Plan policies, the requirements of Zoning By-law 1-88, the comments received from City Departments and external public agencies, and the surrounding area context. The Vaughan Planning Department is satisfied that the proposed townhouse development is compatible with the surrounding area subject to the conditions and for the reasons set out in this report. On this basis, the Vaughan

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Planning Department can support the approval of the Official Plan and Zoning By-law Amendment and Site Development Applications, subject to the conditions contained in this report.

**Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Townhouse Elevations - Block 1
6. Townhouse Elevations - Blocks 2 and 3
7. Original Site Plan
8. Original Landscape Plan
9. Resident Issue List and Responses

**Report prepared by:**

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(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.)