

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 18, 2014

Item 2, Report No. 12, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on March 18, 2014.

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**OFFICIAL PLAN AMENDMENT FILE OP.12.006
ZONING BY-LAW AMENDMENT FILE Z.12.015
2165496 ONTARIO INC.
WARD 2 - VICINITY OF ISLINGTON AVENUE AND HARTMAN AVENUE**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Interim Director of Planning/Director of Development Planning, dated February 25, 2014, be approved;
- 2) That the local Ward Councillor arrange a meeting or meetings involving the applicant, members of the public who attended and spoke at the February 25, 2014, Public Hearing, interested Regional Councillors and appropriate City staff;
- 3) That the following deputations and communication be received:
 1. Mr. Kurt Franklin, Vice President, Weston Consulting Group Inc., Millway Avenue, Vaughan, on behalf of the applicant;
 2. Mr. Robert Federici, Hartman Avenue, Woodbridge;
 3. Mr. Albert Federici, Hartman Avenue, Woodbridge, and Communication C10, dated February 24, 2014;
 4. Ms. Joanne Federici, Hartman Avenue, Woodbridge, and on behalf of Victor and Adele Cortiula, Hartman Avenue, Woodbridge; and
 5. Mr. Adriano Volpentesta, America Avenue, Vaughan; and
- 4) That Communication C11 from Victor and Adele Cortiula, Hartman Avenue, Woodbridge, dated February 24, 2014, be received.

Recommendation

The Commissioner of Planning and the Interim Director of Planning/Director of Development Planning recommend:

1. THAT the Public Hearing report for Files OP.12.006 and Z.12.015 (2165496 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability 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 31, 2014
- b) Circulation Area: 150 m and to the Woodbridge Core Ratepayers' Association and the Vaughan Ratepayers' Association
- c) Comments Received as of February 11, 2014: None

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Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of 13 block townhouse dwelling units within 3 blocks, as shown on Attachments #3 to #6:

1. Official Plan Amendment File OP.12.006 to amend the Official Plan policies of in-effect OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Secondary Plan), as follows:

	OPA #597 (Islington Avenue Corridor Secondary Plan) Policy	Proposed Amendments to OPA #597
a.	The subject lands are designated “Low Density Residential”, which permits single-detached and semi-detached dwelling units. The maximum permitted density in the “Low Density Residential” designation is 8.6 units per gross hectare (8.6 uph x 0.3124 ha = 3 units total).	Redesignate the subject lands to “Medium Density Residential” to permit a maximum of 13 block townhouse units with a maximum height of 3-storeys (47.5 uph).
b.	The maximum net density permitted in the “Medium Density Residential” designation is a Floor Space Index (FSI) of 0.5. Notwithstanding this provision, the maximum permitted density for block townhouse developments within the “Medium Density Residential” areas shall be calculated on a 35 units per net hectare basis (Total 10 units).	Permit a Floor Space Index (FSI) of 0.91 on the subject lands, equivalent to a maximum net density of 47.5 units per net hectare (calculated as follows: 13 units divided by 0.2741 ha).

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 dwelling) to RM2 Multiple Residential Zone (block townhouse dwelling), together with the following site-specific 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 ² /unit	125 m ² /unit (excluding road widening)

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b.	Minimum Front Yard (Islington Avenue)	4.5 m	1.85 m
c.	Minimum Rear Yard (East)	4.5 m	2.3 m
d.	Minimum Interior Side Yard (Between Units 9 and 10)	1.5 m	1.25 m
e.	Maximum Lot Coverage	50%	61.5%
f.	Maximum Building Height	11 m	12.1 m

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"> ▪ 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 has a current lot area of 0.31 ha, with each of the 3 existing residential lots containing a single-detached dwelling, which are proposed to be demolished.
Official Plan Designation a) In-Effect OPA #240, as amended by OPA #597	<ul style="list-style-type: none"> ▪ The subject lands are designated “Low Density Residential” by in-effect OPA #240 (Woodbridge Community Plan), as amended by OPA #597 (Islington Avenue Corridor Secondary Plan). The “Low Density Residential” designation permits single detached and semi-detached dwelling units with a maximum density of 8.6 units per gross hectare (maximum 3 units). The proposed 13 unit block townhouse development with a density of 47.5 uph does not conform to the land use and density provisions of the in-effect official plan.

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<p>b) New VOP 2010</p>	<ul style="list-style-type: none"> ▪ The subject lands are designated “Low-Rise Residential (2)” by the new City of Vaughan Official Plan 2010 (VOP 2010) - Volume 2 (Woodbridge Centre Secondary Plan), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012 and April 17, 2012) as further modified and endorsed by Region of York Council on June 28, 2012, and was approved, in part, on July 23, 2013, December 2, 2013, and February 3, 2014, by the Ontario Municipal Board. The “Low-Rise Residential (2)” designation permits residential units in low-rise building forms, with a maximum building height of 3.5-storays and a maximum FSI of 0.5. ▪ The Plan also permits a density bonus of an additional 0.5 FSI, subject to the policies identified in Section 10.1.2.9 – Bonuses for Increases in Height or Density, in Volume 1 of the VOP 2010. Through Section 10.1.2.9, Zoning By-laws may be enacted by Vaughan Council, pursuant to Section 37 of the <i>Planning Act</i>, to permit development to occur with greater height and/or density than is otherwise permitted by the Plan, in return for the provision of various community benefits. The applicant has not submitted a community benefits and facilities study to the City. The Planning Department will need to review the applicability of this provision for the proposed development. <p>The proposed block townhouse development with an FSI of 0.91 does not conform to the density provisions of VOP 2010.</p>
<p>Zoning</p>	<ul style="list-style-type: none"> ▪ The subject lands are zoned R2 Residential Zone by Zoning By-law 1-88, which permits single detached dwellings only. An amendment to Zoning By-law 1-88 is required to rezone the subject lands to RM2 Multiple Residential Zone, and to permit the site-specific zoning exceptions to Zoning By-law 1-88 that are required to implement the block townhouse proposal.
<p>Surrounding Land Uses</p>	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
<p>a.</p>	<p>Conformity with Provincial Policies, Regional and City Official Plans</p>	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable Provincial policies and, Regional and City Official Plan policies. ▪ The proposed development must conform to the applicable Urban Design Guidelines in OPA #597.

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b.	Appropriateness of Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed rezoning, together with the site-specific zoning exceptions required to facilitate 13 block townhouse dwelling units on the subject lands will be reviewed in consideration of the proposed site plan and building elevations and the surrounding existing and planned land uses, with particular consideration given to land use and built form compatibility.
c.	Related Site Development File DA.12.037	<ul style="list-style-type: none"> ▪ The related Site Development Application required to facilitate the proposed development will be reviewed to ensure appropriate building and site design, access, internal pedestrian and traffic circulation, sufficient parking and parking plan, private amenity space and landscaping, stormwater management, servicing and grading, building materials, transition between the proposed development and surrounding land uses, pedestrian connectivity, and appropriate site amenity areas, should the Official Plan and Zoning By-law Amendment applications be approved. ▪ 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, energy efficient lighting, reduction in pavement to address the "heat island" effect, etc. will be reviewed and implemented through the site plan approval process, if the subject applications are approved.
d.	Conceptual Development Plan (for adjacent lands)	<ul style="list-style-type: none"> ▪ The owner has submitted a conceptual development plan, as shown on Attachment #6, for the adjacent lands to the north and south. The conceptual plan illustrates a potential development scenario for the subject lands and the adjacent lands, whereby the internal private road proposed for the subject lands extends into the adjacent lands to facilitate their potential future development, should they choose to develop. <p>The owner is proposing a 1.1 m high retaining wall located along the south property limit of the subject lands, as shown on Attachment #3, which may interfere with the implementation of the conceptual development plan, and this will need to be reviewed by the Planning and Development/Transportation Engineering Departments.</p> <p>The Planning Department will review the appropriateness and feasibility of the proposed conceptual development plan.</p>
e.	Grading of Subject Lands in Relation to Adjacent Lands to the North/South	<ul style="list-style-type: none"> ▪ The proposed final grade of the subject lands will be reviewed in relation to the adjacent lands to the north and south to ensure an appropriate transition between existing and proposed land uses, should the applications be approved.

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f.	Driveway Access and Road Widening	<ul style="list-style-type: none"> ▪ The Region of York must review the design and location of the proposed driveway access, and any necessary road improvements, including a future road widening of Islington Avenue.
g.	Internal Traffic Circulation	<ul style="list-style-type: none"> ▪ The proposed internal road shall be reviewed by the Vaughan Development/Transportation Engineering Department and the Vaughan Public Works Department, to ensure proper internal traffic circulation for vehicle turnaround and maneuvering, is maintained to City of Vaughan standards. ▪ The Owner may be required to grant an access easement(s) over the subject lands in favour of the adjacent lands to the north and south, when, and if, these lands are developed, should the applications be approved.
h.	Water and Servicing	<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 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.	Cash-in-Lieu of Parkland	<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 Policy, should the applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Vaughan Legal Services Department, Real Estate Division.
j.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> ▪ A Draft Plan of Condominium Application will be required to establish tenure for the proposed block townhouses, should the subject applications be approved.
k.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Region of York and/or the Vaughan Development/Transportation Engineering Department must review and approve the following studies and reports submitted in support of the applications: <ul style="list-style-type: none"> - Phase 1 Environmental Site Assessment, prepared by Chung and Vander Doelen Engineering Ltd. - Access Review, prepared by LEA Consulting Ltd. - Environmental Noise Assessment, prepared by Valcoustics Canada Ltd. - Stormwater Management and Functional Servicing Report, prepared by C.F. Crozier & Associates Inc.

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Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The application has been circulated to the Region of York 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 application will be considered in the technical review of the application, 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.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Townhouse Elevations – For Units Fronting Islington Avenue
5. Townhouse Elevations – For Units Fronting Internal Road
6. Conceptual Development Plan

Report prepared by:

Daniel Woolfson, Planner, ext. 8213
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.)