

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 19, 2016

Item 2, Report No. 19, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on April 19, 2016.

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**OFFICIAL PLAN AMENDMENT FILE OP.16.005
ZONING BY-LAW AMENDMENT FILE Z.15.035
RAVINES OF ISLINGTON ENCORE INC.
WARD 2 - VICINITY OF ISLINGTON AVENUE AND LANGSTAFF ROAD**

The Committee of the Whole (Public Hearing) recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated April 5, 2016:

Recommendation

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

1. THAT the Public Hearing report for Files OP.16.005 and Z.15.035 (Ravines of Islington Encore Inc.) BE RECEIVED; and, that any issues identified be addressed by the Vaughan 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 Public Hearing was circulated: March 11, 2016. The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- b) Circulation Area: 150 m
- c) Comments Received:

Any 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 the development of 37 townhouse dwelling units on freehold lots, within 6 blocks ranging from 3 to 8 units per block and 3-storeys in height, all fronting onto a private common element condominium road with visitor parking spaces and an internal walkway system, as shown on Attachments #3 to #5:

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1. Official Plan Amendment File OP.16.005 to amend Vaughan Official Plan 2010 (VOP 2010), Volume 2 - Woodbridge Centre Secondary Plan, more specifically Schedule 4 - "Building Height Maximums" as follows:

	Vaughan Official Plan 2010, Volume 2 Policy	Proposed Amendment to the Woodbridge Centre Secondary Plan
a.	The maximum building height permitted for the subject lands shall be 2-storeys (to a maximum measured height of 9.5 m).	Notwithstanding Schedule 4 – "Building Height Maximums", the maximum building height permitted for the subject lands shall be 3-storeys (to a maximum measured height of 11.0 m).

2. Zoning By-law Amendment File Z.15.035 to rezone the subject lands from R2 Residential Zone, OS1 Open Space Conservation Zone, and A Agricultural Zone to RM2 Multiple Residential Zone, together with the following site-specific zoning exceptions:

	Zoning By-law 1-88 Standard	RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone
a.	Minimum Lot Area	230 m ² / unit	No minimum lot area
b.	Minimum Rear Yard	4.5 m	4.1 m
c.	Minimum Exterior Side Yard	4.5 m	1.8 m to a private road
d.	Minimum Amenity Area	37 units @ 90 m ² / unit Total = 3,330 m ²	26.6 m ² / unit Total = 984.2 m ²

Additional zoning exceptions may be identified through the detailed review of the application 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"> 8451 and 8457 Islington Avenue, being Lots 8 to 12 inclusive, Registered Plan M-1113, located on the east side of Islington Avenue, south of Langstaff Road, shown as "Subject Lands" on Attachments #1 and #2.
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Official Plan Designation	<ul style="list-style-type: none"> ▪ The subject lands are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010), Volume 2 - Woodbridge Centre Secondary Plan. ▪ The “Low-Rise Residential” designation of the Woodbridge Centre Secondary Plan defers to the policies of the “Low-Rise Residential” designation of VOP 2010, Volume 1, which permits townhouses situated on a single parcel and part of a row of at least 3 but no greater than 6 attached residential units. Section 10.2.1.7 of VOP 2010 provides for minor variations related to numerical standards (does not apply to height), and as such, there is no amendment required to deal with this matter any further. ▪ Schedule 4 - “Building Height Maximums” of the Woodbridge Centre Secondary Plan, permits a maximum building height of 2-storeys for the subject lands (to a maximum measured height of 9.5 m); whereas, the “Low-Rise Residential” designation of VOP 2010, Volume 1 permits townhouses no greater than 3-storeys in height. The Woodbridge Centre Secondary Plan directs that where there is conflict with the policies set out in VOP 2010, Volume 1, the policies of the Secondary Plan shall prevail. Therefore the maximum permitted building height for the subject lands is 2-storeys (9.5 m), and an amendment to the Official Plan is required to permit the proposed 3-storey (11.0 m) height. ▪ <i>Schedule 3 - Density Plan</i> of the Woodbridge Centre Secondary Plan, identifies that there is no maximum density requirement for the subject lands. ▪ The subject lands are located within the Built-up Valley Lands and contain part of a Core Feature on <i>Schedule 2 – Natural Heritage Network</i> of VOP 2010. The proposed development is required to comply with the Core Features and Built-up Valley Lands policies of VOP 2010, and requires the Owner to demonstrate that the proposed development: does not create unacceptable risk to public health or safety, or property damage; does not affect the control of flooding, erosion, pollution, or the conservation of land; and, that impacts on natural heritage features are minimized, and enhancement and restoration opportunities are explored.
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned R2 Residential Zone (single detached dwelling on a minimum 15 m frontage lot), OS1 Open Space Conservation Zone and A Agricultural Zone by Zoning By-law 1-88. ▪ The current zoning of the property does not permit the proposed townhouse residential use. An amendment to Zoning By-law 1-88 is required to facilitate the proposed development as shown on Attachments #3 to #5.

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Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.
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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 City Official Plans	<ul style="list-style-type: none">▪ The applications will be reviewed in the context of the applicable policies in the Woodbridge Centre Secondary Plan and VOP 2010, Volume 1, and the surrounding area context with respect to the proposed increase in height from 2-storeys (9.5 m) to 3 - storeys (11.0 m), and in particular as it relates to the existing 3 - storey townhouse developments located directly to the north and south of the subject site.▪ The proposed development will be reviewed for conformity with the Core Features and Built-up Valley Lands policies of VOP 2010, to confirm the development limits for the site.
b.	Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none">▪ The appropriateness of the proposed rezoning to the RM2 Multiple Residential Zone to facilitate the residential development and site-specific zoning exceptions, as shown on Attachments #3 to #5, will be reviewed. Consideration may be given to the use of the newer RT1 Residential Townhouse Zone standards, which have been applied to similar townhouse developments.▪ Review will be given to the existing OS1 Zone and confirming the development limits of the site to the satisfaction of the City and TRCA. Conveyance of the OS1 lands and any additional lands that need to be rezoned to OS1 and placed into public ownership (City or TRCA) will be reviewed.
c.	Concurrent Site Development Application	<ul style="list-style-type: none">▪ The related Site Development File DA.15.085 will be reviewed concurrently with the Official Plan Amendment and Zoning By-law Amendment applications in consideration of, but not limited to, the following:<ul style="list-style-type: none">- site design;- visitor parking;- building design and materials;- landscaping;- pedestrian and barrier-free accessibility;- vehicular circulation and movement on the private road network;

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		<ul style="list-style-type: none"> - transition and connections (vehicular and pedestrian) to the existing townhouse developments located immediately north and south of the subject lands; - establishment of an appropriate buffer to the valley lands; - protection of and transition to the adjacent valley lands; - stormwater management, erosion and sediment control, servicing, and grading. <ul style="list-style-type: none"> ▪ All issues identified through the review of Site Development File DA.15.085 will be addressed together with the subject Official Plan Amendment and Zoning By-law Amendment applications in a comprehensive technical report to a future Committee of the Whole meeting.
d.	Urban and Sustainable Design	<ul style="list-style-type: none"> ▪ If the applications are approved, opportunities for sustainable design including drought tolerant landscaping, reduction in pavement, energy efficient lighting, etc., will be reviewed and implemented through the Site Development approval process.
e.	Studies and Reports	<ul style="list-style-type: none"> ▪ The following documents submitted in support of the applications must be reviewed and approved to the satisfaction of the City or respective approval authority: <ul style="list-style-type: none"> - Planning Justification Report - Urban Design Brief - Functional Servicing and Stormwater Management Report - Geotechnical Report - Phase 1 Environmental Site Assessment (ESA) - Environmental Impact Study - Meander Belt Width and Floodplain Assessment - Traffic Impact Study - Detailed Noise Report - Archaeological Assessment
f.	Parkland Dedication	<ul style="list-style-type: none"> ▪ In accordance with the City of Vaughan's Parkland Dedication policy and the <i>Planning Act</i>, parkland dedication or cash-in-lieu of parkland will be required equivalent to 5% of the value of the subject lands, or at a fixed unit rate per unit, whichever is higher, prior to the issuance of a Building Permit.

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g.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none">▪ The Owner will be required to satisfy all requirements of the Toronto and Region Conservation Authority (TRCA), and dedicate any open space/valley land and associated buffers to the TRCA or the City of Vaughan, free of all costs and encumbrances.
h.	Servicing	<ul style="list-style-type: none">▪ If the applications are approved, the availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council. Should servicing capacity not be available, the use of the Holding Symbol "(H)" will be considered for the subject lands or a portion(s) thereof.▪ The Owner will be required to dedicate the necessary road allowances to York Region, as shown on Attachment #3.▪ 8457 Islington Avenue (north parcel) presently contains two easements (drainage) in favour of York Region - located along the northerly and easterly property lines. The Owner may be required to provide additional easements to the satisfaction of York Region with respect to drainage, if the application is approved.▪ The connection of the proposed private common element condominium road to the adjacent residential townhouse developments located immediately north and south of the subject lands may require additional easements to be placed against the subject lands. If the applications are approved, the Owner will be required to provide easements to the satisfaction of the City or respective approval authority with respect to access.

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

The applicability of the 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 the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

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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
2. Location Map
3. Site Plan
4. Landscape Plan
5. Typical Elevations

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.)