

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 7, 2016**

**ZONING BY-LAW AMENDMENT FILE Z.15.041**

**HOUSING YORK INC./ REGIONAL MUNICIPALITY OF YORK**

**WARD 2 - VICINITY OF KIPLING AVENUE AND WOODBRIDGE AVENUE**

- 1) That 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 May 31, 2016, be approved;
- 2) That prior to its return to the Committee of the Whole, this application be the subject of further discussions as moderated by the local councillor, such discussions to include but not be limited to the applicant, the local ratepayers' association, appropriate staff (including planning, cultural, heritage, legal and urban design) for the purpose of refining the application to better meet the concerns of area residents;
- 3) That any deputant or correspondent as registered by staff in respect of the application be informed of any such discussions by staff;
- 4) That the following deputations and Communication, be received:
  - 1) Ms. Lauren Capilongo, Malone Given Parsons Ltd., Renfrew Drive, Markham, on behalf of the applicant;
  - 2) Mr. Joshua Scholten, York Region, Housing Services Branch, Yonge Street, 3rd floor, Newmarket;
  - 3) Ms. Maria Verna, Village of Woodbridge Ratepayers' Association, Woodbridge Avenue, Woodbridge and Communication C1, dated April 1;
  - 4) Mr. Tony Ambrose, Woodbridge Avenue, Woodbridge;
  - 5) Ms. Vita Ferrari, Woodbridge Avenue, Woodbridge;
  - 6) Ms. Yolanda Morcella, Woodbridge Avenue, Woodbridge;
  - 7) Ms. Gina Pietrangelo, Village of Woodbridge Ratepayers' Association, James Street, Woodbridge; and
  - 8) Mr. Richard Lorello, Treelawn Boulevard, Kleinburg; and
- 5) That the following Communications be received:
  - C2. Ms. Rina Lombardi, dated May 4, 2016;
  - C3 and C5. Ms. Candace Marston-Browaty, York Region, Housing Services Branch, Yonge Street, 3rd floor, Newmarket, dated May 5, 2016; and
  - C4. Ms. Irina Tereshenko, Woodbridge Avenue, Woodbridge, dated May 5, 2016.

1. THAT the Public Hearing report for File Z.15.041 (Housing York Inc./Regional Municipality of York) BE RECEIVED; and, that any issues identified be addressed by the Development 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: May 6, 2016. The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://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 and to the Village of Woodbridge Ratepayers Association
- 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 for the subject Zoning By-law Amendment Application, for the lands shown on Attachments #1 and #2, to facilitate the development of the subject lands with a 6-storey residential building containing 160 affordable housing units and 322 m<sup>2</sup> of ground floor commercial uses. The proposed development will be serviced by 195 parking spaces (26 surface and 169 internal spaces) and a private driveway having access from Woodbridge Avenue, as shown on Attachments #3 to #6. Zoning By-law Amendment File Z.15.041 seeks to rezone the subject lands from RM1 Multiple Residential Zone, subject to site-specific Exception 9(1), RM2 Multiple Residential Zone, subject to site-specific Exception 9(820), R3 Residential Zone and M3 Transportation Industrial Zone to RA2 Apartment Residential Zone, together with the site-specific zoning exceptions identified in Table 1 of this report, in the manner shown on Attachment #3.

Table 1:

	By-law Standard	By-law 1-88, RA2 Apartment Residential Zone	Proposed Exceptions to the RA2 Apartment Residential Zone
a.	Permitted Uses	Apartment Dwelling Day Nursery	Permit the following additional uses:  - Art Gallery - Club - Community Use

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			<ul style="list-style-type: none"> <li>- Eating Establishment</li> <li>- Eating Establishment, - Convenience</li> <li>- Eating Establishment, Take-out</li> <li>- Health Centre</li> <li>- Office, Business or Professional</li> <li>- Store, Convenience Retail</li> <li>- Store, Retail</li> </ul>
b.	Minimum Lot Area/Unit	80 m <sup>2</sup>	48 m <sup>2</sup>
c.	Minimum Yard Requirements	i) Front - 7.5 m (Woodbridge Avenue)  ii) Interior Side Yard - 4.2 m (to exterior stairways)	i) Front - 2 m (Woodbridge Avenue)  ii) Interior Side Yard - 0 m (to exterior stairways)
d.	Minimum Parking Requirements	160 apartment dwellings @ 1.5 spaces/unit = 240 spaces + 160 apartment dwellings @ 0.25 visitor spaces/unit = 40 spaces + 322 m <sup>2</sup> commercial @ 6 spaces/100m <sup>2</sup> GFA = 20 spaces  Total Parking Required = 300 spaces	160 apartment dwellings @ 0.925 spaces/unit = 148 spaces + 160 apartment dwellings @ 0.168 visitor spaces = 27 spaces + 322 m <sup>2</sup> commercial @ 6 spaces/100 m <sup>2</sup> = 20 spaces  Total Parking Proposed = 195 spaces
e.	Minimum Parking Space Dimension	2.7 m x 6.0 m	2.6 m x 5.7 m
f.	Minimum Amenity Area	91, 1-bedroom units @ 20 m <sup>2</sup> = 1,820 m <sup>2</sup> + 39, 2-bedroom units @ 55 m <sup>2</sup> = 2,145 m <sup>2</sup> + 28, 3-bedroom units @ 90 m <sup>2</sup> = 2,520 m <sup>2</sup> + 2, 4-bedroom units @ 110 m <sup>2</sup> = 220 m <sup>2</sup>  Total = 6,705 m <sup>2</sup>	2,217.42 m <sup>2</sup> for the entire development

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g.	Minimum Landscaping Requirements	i) 6 m - Woodbridge Avenue ii) A strip of land not less than 3.0 m is required around the periphery of an outdoor parking area	i) 2 m - Woodbridge Avenue ii) A strip of land not less than 1.0 m is required around the periphery of an outdoor parking area
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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"><li>East of Kipling Avenue, on the south side of Woodbridge Avenue, known municipally as 259, 275 Woodbridge Avenue and 64 Abell Avenue, shown as "Subject Lands" on Attachments #1 and #2.</li></ul>
Official Plan Designation	<ul style="list-style-type: none"><li>"Low Rise Mixed-Use" by Vaughan Official Plan (VOP) 2010, specifically Volume 2 - Woodbridge Core Secondary Plan. This designation permits a multi-unit mixed-use building with a maximum building height of 6-storeys and an FSI of 1.7 on the subject lands.</li><li>The proposal to develop these lands with a 6-storey residential building containing 160 apartment dwellings, 322 m<sup>2</sup> of ground floor commercial uses and an FS1 of 1.61 conforms to the Official Plan.</li></ul>
Zoning	<ul style="list-style-type: none"><li>RM1 Multiple Residential Zone, subject to Exception 9(1), RM2 Multiple Residential Zone, subject to Exception 9(820), R3 Residential Zone and M3 Transportation Industrial Zone by Zoning By-law 1-88.</li><li>The current zoning of the property does not permit the proposed 6-storey mixed-use building. The Owner has submitted Zoning By-law Amendment File Z.15.039 to facilitate the proposed development and zoning amendment, including the site-specific exceptions identified in Table 1 in order to conform with and implement the Official Plan.</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 application, the Vaughan Development Planning Department has identified the following matters to be reviewed in greater detail:

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	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The application will be reviewed in consideration of the policies in VOP 2010, specifically Volume 2 - Woodbridge Core Secondary Plan.</li> </ul>
b.	Appropriateness of Proposed Uses and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of permitting the proposed 6-storey residential building containing 160 affordable housing units and 322 m<sup>2</sup> of ground floor commercial uses on the subject lands will be reviewed in consideration of compatibility with the surrounding land use context.</li> </ul>
c.	Woodbridge Heritage Conservation District	<ul style="list-style-type: none"> <li>▪ The property is located within the Woodbridge Heritage Conservation District and is located within the Woodbridge Avenue Character Area.</li> <li>▪ The proposed development will require Heritage Vaughan Committee review and approval of a Heritage Permit.</li> <li>▪ The proposed development will be reviewed for conformity with the Woodbridge Heritage Conservation District Plan.</li> </ul>
d.	Related Site Development Application	<ul style="list-style-type: none"> <li>▪ The related Site Development Application (File: DA.15.093) will be reviewed concurrently with the Zoning By-law Amendment application to ensure consideration of, but not limited to: appropriate building and site design, environmental sustainability, pedestrian and barrier free accessibility, vehicular access, internal traffic circulation, garbage pick-up area, parking, landscaping, snow storage, stormwater management, servicing and grading.</li> <li>▪ All issues identified through the review of Site Development File DA.15.093 will be addressed together with the subject Zoning By-law Amendment application in a comprehensive technical report to a future Committee of the Whole meeting.</li> </ul>
e.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ 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 approved.</li> </ul>

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f.	Traffic Impact Study	<ul style="list-style-type: none"><li>▪ The Traffic Impact Study submitted in support of the application must be reviewed and approved by the York Region Community Planning Department and Development Services and the Vaughan Development Engineering and Infrastructure Planning (DEIP) Department.</li></ul>
g.	Toronto and Region Conservation Authority	<ul style="list-style-type: none"><li>▪ The subject lands are located within the Toronto and Region Conservation Authority (TRCA) Regulated Area, and therefore, the Owner must satisfy all requirements of the TRCA.</li></ul>
h.	The Woodbridge Core Streetscape Plan	<ul style="list-style-type: none"><li>▪ The Owner shall incorporate any design works required to implement the Woodbridge Core Streetscape Plan (WCSP), which is currently in process, along Woodbridge Avenue to the satisfaction of the City of Vaughan.</li></ul>
i.	Studies and Reports	<ul style="list-style-type: none"><li>▪ The Owner has submitted the following studies and reports in support of the development proposal, which must be approved to the satisfaction of the City and/or York Region:<ul style="list-style-type: none"><li>- Functional Servicing and Stormwater Management Report</li><li>- Traffic Impact Study</li><li>- Urban Design and Sustainable Development Brief</li><li>- Arborist Report</li><li>- Community Services and Facilities Study</li><li>- Noise and Vibration Feasibility Study</li></ul></li></ul>
j.	Cash-in-Lieu of Parkland	<ul style="list-style-type: none"><li>▪ 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 Zoning and Site Development applications be approved. The final value of the cash-in-lieu of parkland dedication amount will be determined by the Office of the City Solicitor, Real Estate Department, when the Site Development application is approved.</li></ul>
k.	City of Vaughan Design Review Panel	<ul style="list-style-type: none"><li>▪ The application will be reviewed in consideration of the recommendations of the City of Vaughan Design Review Panel of November 26, 2015.</li></ul>

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

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

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**Regional Implications**

The application has 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 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. Proposed Site Plan
4. Landscape Plan
5. North and West Elevations
6. South and East Elevations

**Report prepared by:**

Carmela Marrelli, Senior Planner, ext. 8791

(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.)