

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 2, Report No. 30, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 25, 2013.

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**OFFICIAL PLAN AMENDMENT FILE OP.13.002
ZONING BY-LAW AMENDMENT FILE Z.13.004
AMICORP DEVELOPMENT INC. AND 1525233 ONTARIO INC.
WARD 2 - VICINITY OF ISLINGTON AVENUE AND WILLIS ROAD**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated June 11, 2013, be approved;**
- 2) That the Local Councillor arrange a meeting of stakeholders, to include Ms. Porretta and other interested residents, the applicant, selected staff and representatives from the TRCA;**
- 3) That the following deputations be received:**
 - 1. Mr. John Zipay, Gilbert Court, Burlington, on behalf of the applicant;**
 - 2. Ms. Franca Porretta, Birch Hill Road, Woodbridge; and**
 - 3. Ms. Jessica Anania, Hartman Avenue, Woodbridge; and**
- 4) That Communication C11, from Peter and Maureen Lord, Islington Avenue, Woodbridge, dated June 6, 2013, be received.**

Recommendation

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

- 1. THAT the Public Hearing report for Files OP.13.002 and Z.13.004 (Amicorp Development Inc. and 1525233 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development 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: May 17, 2013**
- b) Circulation Area: 150 m and to those individuals that requested notification.**
- c) Comments received as of May 28, 2013: None**

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of a 6-storey apartment building (future residential condominium) containing 88 units, with a density of 147 units/hectare or a Floor Space Index (FSI) of 1.37 and 114 parking spaces as shown on Attachments #3 to #5:

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1. Official Plan Amendment File OP.13.002 to amend OPA #240 (Woodbridge Community Plan) as amended by OPA #440 (Woodbridge Core Plan), as follows:

	OPA #240, as amended by OPA #440	Proposed Amendments to OPA #240, as amended by OPA #440
a.	The subject lands are currently designated “Low Density Residential” and “Drainage Tributary”. The “Low Density Residential” designation permits single detached dwellings at a maximum gross density of 8.6 units/hectare or a maximum of 5 units on the developable portion of the subject lands. The “Drainage Tributary” designation permits parks, valleylands, woodlots and other environmental protection areas.	Redesignate the developable portion of the subject lands to “High Density Residential” and the remainder of the site as “Open Space” to permit a proposed 6-storey, 88 unit residential apartment building (on the developable portion only).
b.	The maximum net density permitted in the High Density Residential designation for new development in Neighbourhood 1 is 99 units / hectare or a maximum of 59 units on the developable portion of the subject lands.	Permit a maximum net density of 147 units / hectare or a maximum of 88 units on the subject lands, equivalent to a Floor Space Index (FSI) of 1.37. The development limits and the density will need to be confirmed by the TRCA and the City.

2. Zoning By-law Amendment File Z.13.004 to amend Zoning By-law 1-88, specifically to rezone the subject lands from R2 Residential Zone and OS1 Open Space Conservation Zone to RA3 Apartment Residential Zone (developable portion) together with the following site-specific zoning exceptions and OS1 Open Space Conservation Zone (valleylands) to implement the proposed apartment residential plan:

	By-law Standard	By-law 1-88, RA3 Apartment Residential Zone Requirements	Proposed Exceptions to RA3 Apartment Residential Zone
a.	Minimum Parking Requirements	<p>88 units @ 1.5 spaces / unit = 132 spaces</p> <p>+ 88 units @ 0.25 visitor spaces/unit = 22 spaces</p> <p>Total Parking Required = 154 spaces</p>	<p>88 units @ 1.1 spaces / unit = 97 spaces</p> <p>+ 88 units @ 0.2 visitor spaces/unit = 17 spaces</p> <p>Total Parking Provided = 114 spaces</p>

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b.	Minimum Landscape Strip Width around the Periphery of an Outdoor Parking Area	3 m	2.5 m
c.	Minimum Building Setback to Portions of Building Below Grade Along Islington Avenue (Front Yard)	1.8 m	1.0 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.

Analysis and Options

Location	<ul style="list-style-type: none">▪ East side of Islington Avenue, north of Willis Road, being Lots 7, 7A, and 8, on Registered Plan 65M-117, known municipally as 8265 Islington Avenue, as shown on Attachments #1 and #2.▪ The 0.75 ha property has 52.9 m frontage on Islington Avenue and extends approximately 133 m east, and slopes downwards towards the Humber River. The parcel is currently developed with one residential dwelling that is proposed to be demolished.
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Official Plan Designation	<ul style="list-style-type: none">▪ The subject lands are designated “Low Density Residential” and “Drainage Tributary” by in-effect OPA #240 (Woodbridge Community Plan) as amended by OPA #440 (Woodbridge Core Plan). The “Low Density Residential” designation permits single detached and semi-detached dwelling units and the “Drainage Tributary” designation permits only parks, valleylands and woodlots. The subject lands are located within a Special Policy Area (SPA) as shown on Attachments #2 and #3, and are subject to the SPA policies in OPA #440, which are currently being reviewed as part of the approval of VOP 2010. The proposed 6-storey apartment building is not a permitted use on the developable portion of the subject lands.▪ The subject lands are designated “Low-Rise Residential (2)” and “Low Rise Residential” (developable portion) and “Natural Area” (valleylands) 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 (as modified by Council on September 27, 2011, March 20, 2012, and April 17, 2012) as further modified and endorsed by the Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board. The “Low Rise Residential (2)” designation (front 1/3 of property on Islington) permits a low-rise building 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, subject to specific policies. The “Low-Rise Residential” designation (back 2/3 of property) permits detached, semi-detached, and townhouses, with a maximum building height of 3-storeys. A narrow strip of land adjacent to the Humber River Valley is designated “Natural Area”. VOP 2010 also identified a portion of the lands as shown on Attachments #2 and #3 as being located in the SPA.▪ The proposed development does not conform to in-effect OPA #240 and VOP 2010 as the proposed 6-storey apartment building and density are not permitted by either Official Plan.
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned R2 Residential Zone and OS1 Open Space Conservation Zone by Zoning By-law 1-88. An amendment to Zoning By-law 1-88 is required to rezone the subject lands to RA3 Apartment Residential Zone (developable land) and OS1 Open Space Conservation Zone (valleyland), and to permit the site-specific zoning exceptions to Zoning By-law 1-88 that are required to implement the residential apartment proposal.
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 Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial Policies, Regional and City Official Plans	<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.
b.	Appropriateness of Proposed Rezoning and Site-Specific Exceptions	<ul style="list-style-type: none">▪ The appropriateness of the proposed rezoning, together with the site-specific zoning exceptions will be reviewed in the context of the conceptual 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.	Special Policy Area (SPA)	<ul style="list-style-type: none">▪ A portion of the lands are currently subject to the Special Policy Area as shown on Attachments #2 and #3 under OPA #240, as amended by OPA #440 (Woodbridge Core Plan). Amendments to the Official Plan for lands within a Special Policy Area must be approved by the Ministry of Natural Resources and Ministry of Municipal Affairs and Housing.▪ The Vaughan Policy Planning Department is currently undertaking a Special Policy Area (SPA) Justification Study for the Woodbridge Centre Secondary Plan (VOP 2010) in consultation with the Toronto and Region Conservation Authority for Provincial approval. The study will delineate the updated boundary of the SPA and establish new policies respecting development in the SPA as may be required. Any changes to the policies and mapping will be reflected in VOP 2010.▪ Vaughan Development Planning Staff will continue to process the subject applications, however, a technical report with a recommendation will not proceed to the Committee of the Whole for their consideration until such time as the SPA Justification Study is completed and approved by the Province.
d.	Traffic, Road Widening, and Parking Adequacy	<ul style="list-style-type: none">▪ Access improvements and any required road widening along Islington Avenue must be identified by the Region of York.▪ The Transportation Impact and Parking Study submitted in support of the applications must be approved by the Region of York and the Vaughan Development/Transportation Engineering Department.

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e.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ Portions of the subject lands are located within the valleylands along the Humber River. The development limits (top of bank), slope stability and any required buffer(s) and structural building setbacks must be established to the satisfaction of the Toronto and Region Conservation Authority (TRCA) and the City of Vaughan. ▪ The Fluvial Geomorphology and Water Velocity Report prepared by Waters Edge Environmental Solutions Team was submitted in support of the applications. The Report must be approved by the TRCA to address their conditions regarding impacts to the floodlines and the meander belt.
f.	Future Site Plan Application	<ul style="list-style-type: none"> • 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, barrier free accessibility, and opportunities to provide a pedestrian trail along the valleylands. ▪ 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.
g.	Water and Servicing Allocation	<ul style="list-style-type: none"> ▪ 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.
h.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> ▪ A Draft Plan of Condominium (Standard) Application will be required to establish the tenure of the proposed building, should the subject applications be approved.
i.	Additional Studies	<ul style="list-style-type: none"> ▪ A Phase 1 Environmental Site Assessment Report is required to be submitted for review and approval by the Vaughan Development / Transportation Engineering Department. ▪ Review will be given to determine if any additional studies are required to support the proposed development.

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Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The Region of York Community Planning Branch has reviewed the applications and have indicated that they are considered premature until the Woodbridge Special Policy Area comprehensive review is approved by the Ministry of Municipal Affairs and Housing and the Ministry of Natural Resources.

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 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. Elevation Plan

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.)