

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 21, 2017**

**ZONING BY-LAW AMENDMENT FILE Z.17.011**

**LANDMART REALTY CORP.**

**WARD 2 - VICINITY OF ISLINGTON AVENUE AND RUTHERFORD ROAD**

- 1) That the recommendation contained in the following report of the City Manager, Director of Development Planning and Senior Manager of Development Planning, dated November 7, 2017, be approved;
- 2) That the following deputations, be received:
  1. Mr. Oz Kemal, MHBC, Brant Street, Burlington, representing the applicant;
  2. Mr. Dominique Janssens, Colle Melito Way, Woodbridge; and
  3. Mr. Adriano Volpentesta; and
- 3) That the following Communications, be received:
  - C1 Zoia, Domenica Way, Vaughan, dated October 21, 2017;
  - C3 Mr. Quirino Pollice and Ms. Anna Staffiere, Forest Fountain Drive, Vaughan, dated November 1, 2017; and
  - C8 Carrying Place Ratepayers Association, dated November 6, 2017.

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.17.011 (Landmart Realty Corp.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

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 was installed on the property in accordance with the City's Notice Sign Procedures and Protocols.

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- b) Circulation Area: To all property owners within 150 m of the subject lands, plus the expanded notification area as shown on Attachment #2, and to the Carrying Place Ratepayers' Association.

- c) Comments Received:

#### Written Correspondence

On April 10, 2017, a Notice to the Public of Complete Application for the Zoning By-law Amendment application was circulated to all property owners within 150 m of the subject lands. Through the Notice to the Public of a Complete Application, the following written comments were received:

- i. G. Franco, submitted correspondence dated April 12, 2017 on behalf of Castlepoint Investments Inc., advising that the subject lands are subject to the Woodbridge Expansion Area Cost Sharing Agreement and as such, the Owner should contact the Woodbridge Expansion Area CSA Trustee to obtain a clearance letter for the proposed development.
- ii. K. Sydorov, resident of Castle Park Boulevard, correspondence dated April 21, 2017, expressed concern regarding the total number of units, and the density and height (3½ storeys) of the dwellings being proposed, the incompatibility of the proposal with the existing built form in the community, and the increased amount of traffic congestion resulting from the proposed shared access with the adjacent commercial plaza. Concern was also raised with respect to compliance of the proposal with the current zoning permissions of the subject lands (A Agricultural). The correspondence expressed a preference for a commercial use on the subject lands rather than the proposed residential use.
- iii. K. Richards, resident of Colle Melito Way, correspondence dated April 28, 2017, expressed concern related to the number of dwellings being proposed, the amount of parking spaces being provided on site (surface and underground), and overflow of parking onto the existing adjacent residential streets and the commercial plaza.
- iv. M. Aymar, resident of La Neve Avenue, correspondence dated June 30, 2017, expressed concern regarding the increased traffic levels in the area, the impact of the proposed dwelling type (back-to-back stacked townhouses) in an area that is predominately characterized by low-rise residential dwellings, and the capacity of the existing schools in the area to accommodate additional students.

Any additional 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 Committee of the Whole on Zoning By-law Amendment File Z.17.011 for the subject lands shown on Attachments #1 and #2, to rezone the subject lands from A Agricultural Zone as shown on Attachment #2 to RM2 Multiple Residential Zone in the manner shown on Attachment #3, together with the following site-specific exceptions, to permit a development comprised of 104, 3½-storey back-to-back stacked townhouse units, within 4 blocks and served by 186 parking spaces, as shown on Attachments #3 to #6:

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Table 1

	<b>Zoning By-law 1-88 Standard</b>	<b>RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to the RM2 Multiple Residential Zone Requirements</b>
a.	Minimum Lot Area (Per Unit)	230 m <sup>2</sup>	69 m <sup>2</sup>
b.	Maximum Building Height	11 m	15.3 m
c.	Minimum Parking Space Length	6 m	5.8 m
d.	Permitted Yard Encroachments for Front and Rear Yards	Covered porches and exterior stairways are subject to the same setback requirements as the main building.	To permit covered porches and exterior stairways exceeding one-half storey in height (more than 6 risers) to encroach into the required front and rear yard setbacks.
e.	Maximum Width of a Joint Ingress and Egress Driveway	7.5 m	8 m
f.	Location of a Proposed Entrance/Exit and Access to the Subject Lands (from Islington Avenue)	To be located on the lot upon which the development is proposed.	To permit access from a driveway located on the abutting commercial property.
g.	Minimum Width of a Landscape Strip Along a Lot Line Abutting a Street (Islington Avenue)	6 m	3.4 m
h.	Minimum Required Driveway Aisle Width	6 m	5.3 m
i.	Minimum Width of Landscaping Around the Periphery of an Outdoor Parking Area	3 m	0 m

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j.	Minimum Height of Landscape Screening Around an Outdoor Parking Area	1.2 m	0 m
k.	Minimum Amenity Area	4,235 m <sup>2</sup> (55 m <sup>2</sup> x 77 two-bedroom units) + 2,430 m <sup>2</sup> (90 m <sup>2</sup> x 27 three-bedroom units) = 6,665 m <sup>2</sup>	5,449 m <sup>2</sup> (52.3 m <sup>2</sup> per unit)
l.	Permitted Uses Below-Grade	A dwelling unit is not a permitted use.	To permit a dwelling unit partially below grade.

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>West side of Islington Avenue, north of Rutherford Road, known municipally as 9560 Islington Avenue, shown as the "Subject Lands" on Attachment #1 and #2.</li> <li>The 0.72 ha parcel has frontage on Islington Avenue was developed with a two-storey single detached dwelling, which has recently been demolished in accordance with the Demolition Permit that was issued by the City.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>The subject lands are designated "Low-Rise Mixed-Use" by City of Vaughan Official Plan VOP 2010 (VOP 2010), and permits a site-specific maximum building height of 4 storeys and a maximum density of 1.5 times the area of the lot (Floor Space Index - FSI).</li> <li>The subject lands are located in a Community Area, as identified on Schedule 1 of VOP 2010.</li> <li>Lands located in the "Low-Rise Mixed-Use" designation are generally located on arterial or collector streets, and allow for an integrated mix of residential, community and small-scale retail uses intended to serve the local population. These areas are to be carefully designed with a high standard of architecture and public realm, and well integrated with adjacent areas.</li> </ul>

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	<ul style="list-style-type: none"><li>▪ The following uses are permitted in areas designated as Low-Rise Mixed-Use:<ul style="list-style-type: none"><li>- Residential units;</li><li>- Home occupations;</li><li>- Small scale hotels;</li><li>- Retail uses subject to the policies of Subsection 5.2.3; and</li><li>- Office uses.</li></ul></li><li>▪ The following Building Types are permitted in areas designated as Low-Rise Mixed-Use, pursuant to the policies in Subsection 9.2.3 of VOP 2010:<ul style="list-style-type: none"><li>- Townhouses;</li><li>- Stacked Townhouses;</li><li>- Low-Rise Buildings; and</li><li>- Public and Private Institutional Buildings.</li></ul></li><li>▪ The following policies and development criteria in Section 9.2.3 of VOP 2010 apply to Stacked Townhouses:<ul style="list-style-type: none"><li>a) Stacked Townhouses are attached Low-Rise Residential houseform buildings comprising of two to four separate residential units stacked on top of each other. Stacked Townhouse units are typically massed to resemble a traditional street Townhouse and each unit is provided direct access to ground level.</li><li>b) Stacked Townhouses shall be a maximum of four storeys in height.</li><li>c) A building containing a row of Stacked Townhouses shall not be longer than 50 m.</li><li>d) Stacked Townhouses shall generally be oriented to front onto a public street in order to provide front entrances on public streets.</li><li>e) The facing distance between blocks of Stacked Townhouses that are not separated by a public street should generally be a minimum of 18 m in order to maximize daylight, enhance landscaping treatments and provide privacy for individual units.</li></ul></li><li>▪ The following policies and development criteria in Section 9.2.3.4 of VOP 2010 apply to Low-Rise Buildings:<ul style="list-style-type: none"><li>a) Low-Rise Buildings are generally buildings up to a maximum of five storeys in height, and subject to the maximum building height permitted through policy 9.2.1.4 and Schedule 13– Land Use.</li></ul></li></ul>
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	<p>b) In order to provide appropriate privacy and daylight/sunlight conditions for any adjacent houseform buildings, Low-Rise Buildings on a lot that abuts the rear yards of a lot with a Detached House, Semi-Detached House or Townhouse shall generally be setback a minimum of 7.5 metres from the property line and shall be contained within a 45 degree angular plane measured from the property line abutting those houseform buildings.</p> <p>c) Surface parking is not permitted between the front or side of a Low-Rise Building and a public street. Surface parking elsewhere on a lot with a Low-Rise Building shall generally be setback from any property line by a minimum of three metres and shall be appropriately screened through landscaping. The minimum width of the landscaped area shall be established in the Zoning By-law. All surface parking areas must provide a high level of landscaping treatment and pedestrian pathways and it is encouraged that the grading and landscaping materials for surface parking lots be designed as part of the site's stormwater management system.</p> <p>d) The rooftop of Low-Rise Buildings should include landscaped green space, private outdoor amenity space or environmental features such as solar panels.</p> <ul style="list-style-type: none"> <li>▪ The proposed development for back-to-back stacked townhouse units conforms to the Official Plan as it is a permitted building type and meets the development criteria in the "Low-Rise Mixed-Use" designation, it is less than the maximum permitted site-specific height of 4 storeys and meets the maximum site-specific density of 1.5 FSI.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which permits a number of uses, including but not limited to Agricultural Uses, a Veterinary Clinic, a single detached dwelling, institutional uses, recreational uses, and agriculture-based commercial uses.</li> <li>▪ The development proposed for back-to-back stacked townhouse units does not comply with Zoning By-law 1-88, therefore the Owner is seeking to rezone the subject lands in order to permit the proposed residential development.</li> </ul>
Woodbridge Expansion Area Block Plan (WEABP)	<ul style="list-style-type: none"> <li>▪ The subject lands are located within the WEABP, which was approved by Council on February 10, 1997.</li> <li>▪ The WEABP identifies the subject lands as being located within the "Village Centre" neighbourhood, and more specifically within the "Mixed-Use Commercial/Residential" land use area.</li> </ul>

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Surrounding Land Uses	<ul style="list-style-type: none"> <li>Shown on Attachment #2.</li> </ul>
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### Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan Policies	<ul style="list-style-type: none"> <li>The application will be reviewed in consideration of the applicable policies in Vaughan Official Plan 2010.</li> </ul>
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>The appropriateness of the proposed rezoning of the subject lands to permit the proposed back-to-back stacked townhouse proposal, together with the required site-specific exceptions to Zoning By-law 1-88, will be reviewed in consideration of the surrounding existing and planned land uses, and land use and built form compatibility.</li> </ul>
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>The proposed development must conform to the applicable Urban Design Guidelines and Architectural Design Guidelines for the subject lands (i.e. Woodbridge Expansion Area: Sonoma Heights - Architectural Control Guidelines).</li> <li>The proposed staging area for waste collection on the subject lands must be fully enclosed in a garbage room that is compatible with the design of the buildings in the proposed development. A wood fence enclosure is not considered to be acceptable for the screening of waste storage areas.</li> </ul>
d.	Related Site Development Application	<ul style="list-style-type: none"> <li>Related Site Development File DA.17.023 has been submitted in support of the Zoning By-law Amendment Application, to facilitate the development shown on Attachments #3 to #6. The review of the Site Development Application will consider, but not be limited to, the following matters: <ul style="list-style-type: none"> <li>Built form and site design, landscaping, building elevations, number of units and the size of each block, and materials;</li> <li>Pedestrian and barrier-free accessibility to the site and through the proposed development;</li> <li>Sustainable site and development measures;</li> <li>Site circulation, access (including the proposed driveways connecting to Laneway V36) and any required road widening requirement along Islington Avenue;</li> </ul> </li> </ul>

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		<ul style="list-style-type: none"> <li>- Integration of the proposed development with the existing and future development in the community;</li> <li>- Vehicular turning movements (including service vehicles such as fire and garbage trucks) on the proposed driveways;</li> <li>- Traffic and parking impacts of the proposed development on the immediate residential neighbourhood; and</li> <li>- The relationship between the proposed development and the commercial plaza to the immediate north, specifically as it relates to the appropriateness of the proposed shared access to the subject lands through the commercial plaza lands from Islington Avenue.</li> </ul>
e.	Access Driveway/ Easement	<ul style="list-style-type: none"> <li>▪ The appropriateness of the new vehicular access driveway to the site for a residential development being shared with a driveway to a commercial development must be reviewed and approved by the Development Engineering Department and York Region.</li> <li>▪ The Owner will be required to submit a future Consent Application to facilitate a proposed shared access easement with the lands to the north, should the application be approved.</li> </ul>
f.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> <li>▪ The Owner will be required to submit a future Draft Plan of Condominium application to facilitate the proposed standard condominium tenure for the development, if the application is approved.</li> </ul>
g.	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>
h.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following studies and reports in support of the application, which must be approved to the satisfaction of the City and/or the respective public approval authority: <ul style="list-style-type: none"> <li>- Draft Zoning By-law</li> <li>- Urban Design Brief</li> <li>- Transportation Impact Study</li> <li>- Noise Impact Study</li> </ul> </li> </ul>



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		<ul style="list-style-type: none"><li>- Functional Servicing Report (FSR)</li><li>- Community Services &amp; Facilities Study</li><li>- Arborist Report</li></ul> <ul style="list-style-type: none"><li>▪ Additional reports may be required as part of the development application review process.</li></ul>
i.	Water and Servicing Allocation	<ul style="list-style-type: none"><li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and allocated by Vaughan Council, if the application is approved. If servicing capacity 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 subject lands by Vaughan Council.</li></ul>
j.	Parkland Dedication	<ul style="list-style-type: none"><li>▪ A cash-in-lieu of parkland dedication is required to be paid prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City's cash-in-lieu of parkland policy. The Owner is required to submit an appraisal of the subject lands to the Office of the City Solicitor, Real Estate Department, which will form the basis of the cash-in-lieu payment, should the application be approved.</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.

#### **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.

#### **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 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. Proposed Site Plan and Zoning
4. Landscape Plan
5. Typical Elevations (Block 1)
6. Underground Parking Plan

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**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.)