

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 5, Report No. 8, of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on February 17, 2015, as follows:

By receiving the following Communications:

- C1. Mr. Michael Scott, dated February 2, 2015;***
- C3. John and Paula Grossi, Gamble Street, Woodbridge, dated February 3, 2015; and***
- C5. Ms. Paula Grossi, dated February 3, 2015.***

**5 OFFICIAL PLAN AMENDMENT FILE OP.13.011
ZONING BY-LAW AMENDMENT FILE Z.13.034
LANADA INVESTMENTS LTD., C/O SAM LANCIERI
WARD 2 – VICINITY OF ISLINGTON AVENUE AND GAMBLE STREET**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning and Manager of Development Planning, dated February 3, 2015, be approved;**
- 2) That the following deputations and Communication be received:**
 - 1. Mr. Alan Young, Weston Consulting, Millway Avenue, Vaughan, on behalf of the applicant;**
 - 2. Mr. Michael Powell, Gamble Street, Woodbridge;**
 - 3. Mr. Americo Viola, Gamble Street, Woodbridge;**
 - 4. Mr. Gord Van Dyk, Gamble Street, Woodbridge;**
 - 5. Ms. Lorriane Grech Vennare, Gamble Street, Woodbridge;**
 - 6. Mr. John Vennare, Gamble Street, Woodbridge;**
 - 7. Ms. Velia Viola, Gamble Street, Woodbridge;**
 - 8. Ms. Laura De Faveri, Gamble Street, Woodbridge;**
 - 9. Mr. Chris Adamkowski, Gamble Street, Woodbridge;**
 - 10. Ms. Maria Verna, President Village of Woodbridge Ratepayers' Association, Woodbridge Avenue, Woodbridge, and C20 petition submitted at the meeting; and**
 - 11. Mr. Adam Bell, Senior Project Manager, Cole Engineering, Courtneypark Drive West, Mississauga, on behalf of the applicant; and**
- 3) That the following Communications be received:**
 - C7 Petition, dated February 2, 2015;**
 - C9 Mr. Lawrence Yuter, Wallace Street, Woodbridge, dated February 3, 2015;**
 - C13 Ms. Joanne Federici and Mr. Albert Federici, dated January 30, 2015;**
 - C14 Mr. Richard Ubbens, Waymar Heights Boulevard, Woodbridge, dated February 3, 2015; and**
 - C15 Mr. Gilbert Paesano, Gamble Street, Woodbridge, dated February 3, 2015.**

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

- 1. THAT the Public Hearing report for Files OP.13.011 and Z.13.034 (Lanada Investments Inc., c/o Sam Lancieri) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.**

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 5, CW(PH) Report No. 8 – Page 2

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: January 9, 2015
- b) Circulation Area: 150 m and to those individuals that requested notification. The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- c) Comments received as of January 20, 2015: None

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 a 7-storey apartment building (future residential condominium) containing 95 units, with a Floor Space Index (FSI) of 1.24 and 109 parking spaces as shown on Attachments #3 to #5:

1. Official Plan Amendment File OP.13.011 to amend OPA #240 (Woodbridge Community Plan) as amended by site-specific OPA #586 (Islington Avenue Plan), as follows:

	OPA #240, as amended by OPA #586	Proposed Amendments to OPA #240, as amended by OPA #586
a.	The subject lands are designated "Medium Density Residential", which permits en-block, stacked or street townhouse units or low-rise apartments with a maximum Floor Space Index (FSI) of 0.5 (with an additional density bonus provision up to 10% (ie. 0.55)), and a maximum building height of 3.5 storeys.	a. Redesignate the subject lands to "High Density Residential" and "Natural Areas" to permit a 7-storey apartment building, with a Floor Space Index (FSI) of 1.24.
b.	The entire lot area (0.61 ha) shall be used for the purpose of calculating density.	b. The FSI shall be calculated based on the entire site, including the sloped woodlot and one-half of the Islington Avenue road allowance.

2. Zoning By-law Amendment File Z.13.034 to amend Zoning By-law 1-88, specifically to rezone the subject lands from R2 Residential Zone and R3 Residential Zone to RA3(H) Apartment Residential Zone with the Holding Symbol "H" and OS1 Open Space Conservation Zone in the manner shown on Attachment #3, together with the following site-specific zoning exceptions:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 5, CW(PH) Report No. 8 – Page 3

	By-law Standard	By-law 1-88, RA3 Apartment Residential Zone Requirements	Proposed Exceptions to RA3(H) Apartment Residential Zone
a.	Minimum Parking Requirements	<p>95 units @ 1.5 spaces/unit = 143 spaces + 95 units @ 0.25 visitor spaces/unit = 24 spaces</p> <p>Total Parking Required = 167 spaces</p>	<p>Total of 95 units: 0.9 spaces / 1 bedroom unit (74 x 0.9) = 67 spaces + 1.1 spaces/ 2 bedroom unit (21 x 1.1) = 23 spaces + 0.2 spaces / unit for visitor parking = 19 spaces</p> <p>Total Parking Provided = 109 spaces</p>
b.	Minimum Rear Yard Setback From a Building to an OS1 Zone	7.5 m	4.7 m
c.	Minimum Building Setback to Portions of the Building Below Grade	1.8 m	<p>0 m To all portions of the building below grade</p>
d.	Minimum Lot Frontage	30 m	15 m
e.	Minimum Lot Area	6,432 m ² or 67 m ² /unit	<p>6,155 m² or 64 m²/unit (existing lot size)</p>
f.	Minimum Interior Side Yard Setback	<p>East - 10.5 m North - 7.5 m South - 10.5 m</p>	<p>East - 2.84 m North - 5.5 m South - 10 m</p>
g.	Maximum Lot Coverage	N/A	21% based on the entire lot area

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.

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Analysis and Options

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CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 5, CW(PH) Report No. 8 – Page 5

c) OP Summary	<ul style="list-style-type: none">▪ The proposed development does not conform to in-effect OPA #240 as amended by OPA #586, and does not conform to VOP 2010, as the proposed 7-storey height of the apartment building and density and calculation method do not conform to the provisions of either Official Plan. The applicant has submitted an amendment to the in-effect Official Plan to implement their proposal.
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned R2 Residential Zone and R3 Residential Zone by Zoning By-law 1-88. An amendment to Zoning By-law 1-88 is being sought by the applicant to rezone the subject lands to RA3(H) Apartment Residential Zone with the Holding Symbol “(H)” and OS1 Open Space Conservation Zone, and to permit the site-specific exceptions identified in Table 1 of this report.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the applications, the Vaughan 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.▪ The appropriateness of the proposed High Density Residential and Natural Areas designations, density and calculation method, and building height will be reviewed.▪ Opportunities to provide a consolidated access driveway for the lands to the east via the proposed driveway will be reviewed.
b.	Appropriateness of Proposed Rezoning and Site-Specific Exceptions	<ul style="list-style-type: none">▪ The appropriateness of the proposed rezoning of the subject lands to permit the proposed residential built-form, together with the site-specific zoning exceptions to implement the plan, will be reviewed in consideration of the surrounding existing and planned land uses, with particular consideration given to land use compatibility, built-form and height, building setbacks, parking adequacy, accessibility, and appropriate development standards.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 5, CW(PH) Report No. 8 – Page 6

c.	Tree Inventory/ Preservation	<ul style="list-style-type: none"> A Tree Inventory and Preservation Plan was submitted by the Owner and must be approved prior to the approval of any development application.
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 York Region Transportation and Community Planning Department. The Transportation Impact and Parking Study submitted in support of the applications must be approved by York Region and the Vaughan Development Engineering and Infrastructure Planning Services Department.
e.	Additional Studies and Reports	<p>The following additional studies have been submitted in support of the proposed development, which must be reviewed and approved by the appropriate City Departments:</p> <ul style="list-style-type: none"> Noise and Vibration Report Phase 1 Environmental Site Assessment Geotechnical Investigation Report Environmental Impact Study Planning Rationale
f.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> Portions of the subject lands are located within the Humber River valley corridor. The development limits (bottom of slope), slope stability and any required buffer(s) and structural building setbacks must be established to the satisfaction of the TRCA and the City of Vaughan. The TRCA's Valley and Stream Corridor Management Program (VSCMP) and Ontario Regulation 166/06 are applicable to the subject lands. The TRCA must confirm if the sloped wooded area meets the Region's test for a significant woodland given its location and size. If so, an increased setback of 10 m may be required from the final limit of this feature.
g.	Future Site Development 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, and barrier free accessibility.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 5, CW(PH) Report No. 8 – Page 7

		<ul style="list-style-type: none">▪ 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.
h.	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.
i.	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.
j.	Vaughan Design Review Panel	<ul style="list-style-type: none">▪ A preliminary design concept was considered by the Vaughan Design Review panel (DRP) on November 28, 2013. After the Public Hearing and once all comments have been satisfactorily addressed, the revised proposal must be considered at a future DRP meeting.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The applications have been circulated to the York Region Transportation and Community Planning Department for review and comment. Any issues will be addressed when the technical report is considered. The Owner has not applied to the Region for an exemption from Region of York approval of the Official Plan, and therefore, should the subject Official Plan Amendment application be approved by Vaughan Council, final approval of the implementing Official Plan Amendment will rest with the Region.

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2015

Item 5, CW(PH) Report No. 8 – Page 8

2. Location Map
3. Conceptual Site Plan and Proposed Zoning
4. East and South Elevations
5. West and North Elevations

Report prepared by:

Eugene Fera, Planner, ext. 8064

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.)

Subject:

FW: Meeting scheduled for tuesday Feb.3/15

C	1
Item #	5
Report No.	8 (PH)
Council - February 17/15	

From: Michael Scott [mailto:synton@bell.net]

Sent: Monday, February 02, 2015 11:45 AM

To: info@villageofwoodbridge.ca

Cc: DevelopmentPlanning@vaughan.ca

Subject: Meeting scheduled for tuesday Feb.3/15

This is a message from Michael Scott who has lived at 11 Hartman for some 16+ years.

The other evening when I drove into my drive, before I got out of my car, a very courteous man accompanied by a lady to whom I did not speak, was bringing flyers around.

I am sorry to say I reacted before knowing what was "in store" because one develops a generally defensive mode toward persons promoting whatever, which usually turns out to be of a religious tenor.

Your canvasser was most polite, and informative, and I am sorry indeed for my initial cold reaction. These condos are a blight upon what was once the lovely area of Pine Grove.. It is with utter disgust that one hears of yet another, and quite naturally violating the overall Guidelines, as these things ever do, The vast structure at Willis, an unwarranted violation of "flood-plain" constraints and infringement upon conservation land along the river, blossomed from a few units to a multi-monster; the one opposite the end of Hartman apparently has trouble "selling out" if one may judge from the continuing "Open House" signs.

However, the reality we all know is that those elected to Council have scant regard for those who voted them in; the OMB are a collection of persons of doubtful calibre from elsewhere, thus having no interest in local concerns, but merely being influenced by "developers" who doubtless provide encouragement or emolument in some guise in order to achieve consent.

Personally, I so despair of the "spring is coming; condos are building" atmosphere, and feel so completely disenchanted with what the area has become, that at last I get the message - "If you are not satisfied; go somewhere else" such as to encourage the thought to pull up stakes and move away. It is distressing in the extreme. But there is little one may do.

As I have done before, when these things come to a supposed "hearing", I will attend if I can, and be ready to voice discontent and total disenchantment with the performance and behaviour of those one might otherwise hope to trust. Unfortunately, Franca Porretta whose family lives on Birch Hill, and who has put so much energy into attempts to preserve our social environment here, is currently dealing with an infection affecting her voice, and thus is unable to attend. Franca has put an awful amount of time into attempting to curtail distasteful development, but with precious little desired outcome, as well one may see.

Quite frankly, I have no trust nor respect at all for the Mayor or most of Council.
"If you don't like it, go somewhere else" is clearly the adage they sprout in covert form;
- such is the advice I intend to follow in the course of this year, though I like it not..

This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

Bellisario, Adelina

From: Panaro, Doris
Sent: Wednesday, February 04, 2015 10:13 AM
To: 'Paula Grossi'; DevelopmentPlanning@vaughan.ca
Cc: Fera, Eugene; Messere, Clement; Bellisario, Adelina
Subject: RE: Pdroposed 7 Storey Condo at 8334 Islington Ave. (Islington & Gamble)

C	3
Item #	5
Report No.	8 (PH)
Council - February 17/15	

Paula, by way of this email to the Senior Planner, Clement Messere and Clerk's Department, I am forwarding your comments for communication and notification in regards to the above proposal.

Doris Panaro

DEVELOPMENT PLANNING DEPARTMENT
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1
Tel: (905) 832-8565 ext. 8208 - Fax: (905) 832-6080 - www.vaughan.ca



From: Paula Grossi [<mailto:pgrossi@rogers.com>]
Sent: Tuesday, February 03, 2015 7:41 PM
To: DevelopmentPlanning@vaughan.ca
Subject: Pdroposed 7 Storey Condo at 8334 Islington Ave. (Islington & Gamble)

We are unable to attend the meeting tonight.

We are voicing our concerns for this building as we believe it will cause more traffic. All we see Condos and executive homes being built. We were hoping that since it is already congested in this area that single family homes would be built.

We know what it was like when we moved in 1980, we did need growth but we feel that we have too much growth now and not enough roads to get around. When it takes me 30 minutes from the 427 to Islington there is a problem.

John & Paula Grossi
32 Gamble Street

Bellisario, Adelina

From: Panaro, Doris
Sent: Wednesday, February 04, 2015 10:15 AM
To: 'Paula Grossi'; DevelopmentPlanning@vaughan.ca
Cc: info@villageofwoodbridge.ca; Messere, Clement; Fera, Eugene; Bellisario, Adelina
Subject: RE: Proposed 7 storey condo at 8334 Islington Ave. (Islington & Gamble)

C	5
Item #	5
Report No.	8 (PH)
Council - February 17/15	

Paula, by way of this email to the Senior Planner, Clement Messere and Clerk's Department, I am forwarding your comments (OP.13.001 & Z.13.034) for communication and notification in regards to the above proposal.

Doris Panaro

DEVELOPMENT PLANNING DEPARTMENT
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1
Tel: (905) 832-8565 ext. 8208 - Fax: (905) 832-6080 - www.vaughan.ca



From: Paula Grossi [<mailto:pgrossi@rogers.com>]
Sent: Tuesday, February 03, 2015 7:00 PM
To: DevelopmentPlanning@vaughan.ca
Cc: info@villageofwoodbridge.ca
Subject: Proposed 7 storey condo at 8334 Islington Ave. (Islington & Gamble)

I'm writing an email as we are unable to attend the meeting tonight.

We are very concerned at the proposed Condo Bldg. that you are discussing tonight. The traffic on Islington is very heavy. Most time in the morning there is a wait from five to ten minutes to get out from Gamble St. We spoke to the developer a while ago when he wanted to build town houses. We certainly don't have any objections to that as there will be less congestion. We know that it will be more profitable for him but I think that the residents of this community should be considered as well. We have been in this area for over 35 years and we find that there is always congestion in Woodbridge because of the poor planning.

Secondly why is he building a 7 story building while the allowable high is 3 storeys? I think the township should start limiting these condos to prevent more congestion on Islington and also setting a precedent for future Intensification.

I hope you address the concerns that we have and all our neighbours.

Thank you



C 7
COMMUNICATION
CW (PH) - FEB 3/15
ITEM - 5

Communication C7
Committee of the Whole (Public Hearing) – February 3, 2015
Item - 5

The City Clerk's Office has received a petition with respect to the summary wording below. The total number of signatures on the petition is: 63

Petition to oppose the approval of Lanada Investments limited, 8334 Islington Avenue, Woodbridge, Ontario File Number OP.13.011 and Z13.034 application for a 7 story residential building

- We oppose the current application for a 7 story building at the above mentioned location. Some reasons why we are opposed:
- Traffic...both on Islington and entrance laneway entrance to the property
- Environmental impact and wildlife impact...thousands of birds and wildlife in this area...request impact to wildlife study
- Slope of property
- Capacity of entrance road
- Fire access, emergency services access, garbage pickups and access, snow removal
- Height of building and its placement well away from the road (Islington) amongst single family dwellings no higher than 2 stories
- Loss of privacy and the right of residents to peacefully enjoy their property without being watched
- Size of proposed building on such a small parcel of land
- Potential rodent issues, etc.

A copy of the entire petition document containing a total of 6 pages is on file in the City Clerk's Office.

From: Lawrence Yuter [<mailto:lyuter@gmail.com>]
Sent: Tuesday, February 03, 2015 9:45 AM
To: DevelopmentPlanning@vaughan.ca
Cc: info@villageofwoodbridge.ca
Subject: File # OP.13.011 and Z.13.034

<u>C 9</u>
COMMUNICATION
CW (PH) - FEB 3/15
ITEM - 5

Unfortunately I will not be able to attend the Committee of the Whole meeting tonight at City Hall.

In regard to File # OP.13.011 and Z.13.034 - I **do not** support these proposed planning applications.

I do support and encourage the building of a medium density residential redevelopment of 35 townhouses not to exceed 3.5 story's that is currently approved.

Again, I am sorry that I will not be able to attend in person.

Thank you.

Lawrence Yuter
138 Wallace Street
Woodbridge ON L4L 2P4

January 30, 2015

Development Planning Department
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

TO: EUGENE FERA

AND CC TO: CLERK'S DEPARTMENT

Dear Sirs:

Re: 8334 Islington Avenue
File No's OP.13.011 and Z.13.034

C	13
COMMUNICATION	
CW (PH) -	FEB 3/15
ITEM -	5

Further to your Notice regarding the above application, we wish to make the following comments:

1. We ask that the City deny this and any further applications requesting high density designations as high density will create too much intensification in such a small area. In just over a **2 BLOCK AREA ON THE EAST SIDE OF ISLINGTON AND ONE BLOCK TO THE WEST SIDE OF ISLINGTON** (which this application deals with) we already have the below mentioned developments, which intensification has been just over the last few years.

How do you justify another proposed condominium so close together?

2. We do not want any more apartment buildings in this area to cause more congestion, there are already issues with the following developments:
 - a. Large condominium at Islington and Willis
 - b. Two (2) condominiums at Islington and Pinegrove
 - c. Nursing home at Islington and Pinegrove
 - d. Montessori school on Islington
 - e. Condominium on Islington and Hartman Ave
 - f. Proposed (not sure if approved to date) Condominium just north of the Large Condominium at Islington & Willis

RECEIVED

FEB - 3 2015

CLERK'S DEPT.

And in addition to the above there are a number of townhouse projects that have been constructed, proposed or at approval stage and a number of additional signs posted for future projects.

3. It is interesting to note that with each building/project that has gone up that a traffic study has been produced that explains there is no problem with traffic, however if you are along this part of Islington at any given time, not just at rush hour, there are traffic problems getting in and out of the streets/buildings, etc. This section is the narrowest part of Islington and is not suited for this type of intensification. These are isolated studies and what is needed is a traffic study for this whole area.

We would ask that the City conduct a proper independent traffic study for this area before giving approval to any further development.

4. With regards to this specific application, it has been already previously established that a 7 storey building is not suited to this area as a 7 storey building is more suited for a main core as Weston Road and Highway 7. We are not part of a main core area and want to keep it that way.
5. Also with regards to this specific application wherein they are requesting a 7 storey building, this is in excess of even what is stated for a "high density" designation and therefore this application should be denied.

6. Why is this very small area being targeted for all of this intensification?
7. City staff had advised that there is a maximum number of units that could be allowed in this area, could you please advise what that number is and does it cover only these 2 blocks which seem to be a target for all this development? **We would like to receive an answer to this question, thank you.**
8. The Official Plan identifies this area as a “hamlet” which means “a small settlement, generally one smaller than a village”. I don't think that you would find all these buildings in a “hamlet” or a “small village” for that matter. With all this new construction this area will be unrecognizable and most importantly all the lush trees that have existed hundreds of years are being destroyed, how is this acceptable?

We are asking City officials to oppose this application and put a hold on any future applications until a proper assessment is taken of this small area and what has been and is happening and an independent traffic study of this whole area be completed.

Joanne Federici
Albert Federici

C 14
COMMUNICATION
CW (PH) - FEB 3/15
ITEM - 5

From: Richard Ubbens [<mailto:richard.ubbens@gmail.com>]

Sent: Tuesday, February 03, 2015 1:23 PM

To: DevelopmentPlanning@vaughan.ca

Cc: info@villageofwoodbridge.ca

Subject: File# OP.13.011 and Z.13.034 Proposed 7 storey condo at 8334 Islington Ave.

To whom it may concern.

I am writing to express concern for the proposed development noted above.

Specifically, given the proximity of the property to the ravine slope immediately to the west, special consideration should be given to the landform of the ravine such that the sight lines to the slope and from the top of the slope across the valley remain unfettered. Ravine lands and this ribbon of ravine land form should be respected, enhanced and protected. Development of towers block views of the slope and views of the valley from lands below and at the top of slope.

Further, the properties at the top of the slope along Waymar Heights Blvd. and Gamble Av., including the cemetery site, should be protected from views of the building such that views and sight lines across the valley are maintained, again in the interest of protecting the wonderful feature of a ravine running through the heart of Woodbridge. Not many municipalities boast a ravine running through their heart. Woodbridge should use this as a special feature, not a run of the mill development area. What special planning regulations have been used to protect and enhance this feature. It is not apparent from developments that have been approved to date that there is any special interest being given to this important feature.

Several properties around this development site have already been enhanced by the next generation of nice homes on larger lots. This type of pattern of architecturally interesting and beautiful homes should continue with a special purpose of maintaining a high quality town centre, in this case on the top of the ridge between two branches of Humber River valley. Please do not destroy that effort in progress by putting a tall building in the valley below. Keep broad, sweeping sight lines open.

Seven stories will be too high. Allotting the same density in a lower building will have too large a footprint to allow either form to blend nicely into the ravine setting which should be protected and enhanced. I respectfully submit that the density needs to be lower with a view to protecting and enhancing the ravine feature of this property. Such enhancement should include permeable green space around any residential development so as to enhance greening of the valley system.

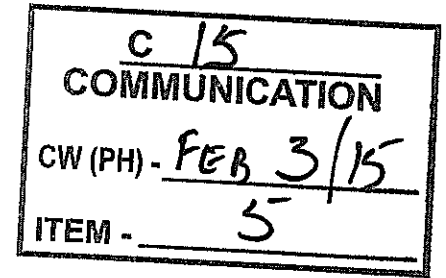
There are many additional issues that will likely be laid out by others. Traffic for instance. Adding more high capacity driveways on Islington or even out of Gamble is a great safety concern. Already there are regular daily times when Islington Av. is totally congested and lined up such that several traffic lights further away are blocked by vehicles daily. Ingress and egress to and from this site will no doubt add to that concern.

Please do not approve this development without serious cutback in height and density.

Respectfully submitted as a resident and family who has grown up in Woodbridge and loves what little remains of the natural landform through the heart of Woodbridge and Pine Grove.

Richard Ubbens, R.P.F.
84 Waymar Heights Blvd.
L4L 2P7

From: Gilbert Paesano [<mailto:GPaesano@compugen.com>]
Sent: Tuesday, February 03, 2015 3:27 PM
To: DevelopmentPlanning@vaughan.ca
Cc: info@villageofwoodbridge.ca
Subject: New proposed development on Islington



Just to inform that I will unable to attend tonight's meeting due to illness

In Reference to:
File # OP.13.011 and Z.13.034

Here are the concerns that some were already covered on the last meeting of this new plan development

The new development will have an impact on traffic
Also many of the guest entering the promises will use gamble street as a resource to park

We also believe that the property values in Gamble will decrease

The scenic view will degrade
(many of the beautiful trees and greenery will be removed exposing color of the bricks of the new development)

Gamble residents will find themselves with less privacy as before

As a conclusion I will like to say that town houses or a lower rise development will provide a better solution to everyone leaving near the area

Hopefully this will help raise some of the concerns of this new proposed development on Islington

Regards
/GP.

Gilbert Paesano
49 Gamble street



C 20	
COMMUNICATION	
CW (PH) -	FEB 3/15
ITEM -	5

Communication C20
Committee of the Whole (Public Hearing) – February 3, 2015
Item - 5

The City Clerk's Office has received a petition with respect to the summary wording below. The total number of signatures on the petition is: 50

We, oppose the current application for a 7 story building as it EXCEEDS the allowable height by 3 storeys and it does not meet the guidelines of the Vaughan Official Plan 240 (Woodbridge Community Plan) Redesignating subject land from "Medium Density Residential" to "High Density Residential and Open Space". Some reasons why we are opposed:

- **Traffic: Islington both on Islington and entrance lane-way entrance to the property**
- **Environmental impact with wildlife**
- **Fire access, emergency services access, garbage pickup and access, snow removal**
- **Height of building and its placement well away from the road (Islington) amongst single family dwellings no higher than 2 stories**
- **Loss of privacy**

A copy of the entire petition document containing a total of 4 pages is on file in the City Clerk's Office.

COMMITTEE OF THE WHOLE (PUBLIC HEARING) FEBRUARY 3, 2015

5. **OFFICIAL PLAN AMENDMENT FILE OP.13.011** **P.2015.8**
ZONING BY-LAW AMENDMENT FILE Z.13.034
LANADA INVESTMENTS LTD., C/O SAM LANCIERI
WARD 2 - VICINITY OF ISLINGTON AVENUE AND GAMBLE STREET

Recommendation

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files OP.13.011 and Z.13.034 (Lanada Investments Inc., c/o Sam Lancieri) BE RECEIVED; and, that any issues identified be addressed by the Vaughan 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: January 9, 2015
- b) Circulation Area: 150 m and to those individuals that requested notification. The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol.
- c) Comments received as of January 20, 2015: None

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 a 7-storey apartment building (future residential condominium) containing 95 units, with a Floor Space Index (FSI) of 1.24 and 109 parking spaces as shown on Attachments #3 to #5:

1. Official Plan Amendment File OP.13.011 to amend OPA #240 (Woodbridge Community Plan) as amended by site-specific OPA #586 (Islington Avenue Plan), as follows:

	OPA #240, as amended by OPA #586	Proposed Amendments to OPA #240, as amended by OPA #586
a.	The subject lands are designated “Medium Density Residential”, which permits en-block, stacked or street	a. Redesignate the subject lands to “High Density Residential” and “Natural Areas” to permit a 7-storey

	OPA #240, as amended by OPA #586	Proposed Amendments to OPA #240, as amended by OPA #586
	townhouse units or low-rise apartments with a maximum Floor Space Index (FSI) of 0.5 (with an additional density bonus provision up to 10% (ie. 0.55)), and a maximum building height of 3.5 storeys.	apartment building, with a Floor Space Index (FSI) of 1.24.
b.	The entire lot area (0.61 ha) shall be used for the purpose of calculating density.	b. The FSI shall be calculated based on the entire site, including the sloped woodlot and one-half of the Islington Avenue road allowance.

2. Zoning By-law Amendment File Z.13.034 to amend Zoning By-law 1-88, specifically to rezone the subject lands from R2 Residential Zone and R3 Residential Zone to RA3(H) Apartment Residential Zone with the Holding Symbol "H" and OS1 Open Space Conservation Zone in the manner shown on Attachment #3, together with the following site-specific zoning exceptions:

	By-law Standard	By-law 1-88, RA3 Apartment Residential Zone Requirements	Proposed Exceptions to RA3(H) Apartment Residential Zone
a.	Minimum Parking Requirements	95 units @ 1.5 spaces/unit = 143 spaces + 95 units @ 0.25 visitor spaces/unit = 24 spaces Total Parking Required = 167 spaces	Total of 95 units: 0.9 spaces / 1 bedroom unit (74 x 0.9) = 67 spaces + 1.1 spaces/ 2 bedroom unit (21 x 1.1) = 23 spaces + 0.2 spaces / unit for visitor parking = 19 spaces Total Parking Provided = 109 spaces
b.	Minimum Rear Yard Setback From a Building to an OS1 Zone	7.5 m	4.7 m
c.	Minimum Building Setback to Portions of the Building Below Grade	1.8 m	0 m To all portions of the building below grade

	By-law Standard	By-law 1-88, RA3 Apartment Residential Zone Requirements	Proposed Exceptions to RA3(H) Apartment Residential Zone
d.	Minimum Lot Frontage	30 m	15 m
e.	Minimum Lot Area	6,432 m ² or 67 m ² /unit	6,155 m ² or 64 m ² /unit (existing lot size)
f.	Minimum Interior Side Yard Setback	East - 10.5 m North - 7.5 m South - 10.5 m	East - 2.84 m North - 5.5 m South - 10 m
g.	Maximum Lot Coverage	N/A	21% based on the entire lot area

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"> West side of Islington Avenue, south of Gamble Street, being Part of Lot 26, Registered Plan M-1106, known municipally as 8334 Islington Avenue, as shown on Attachments #1 and #2. The 0.61 ha irregular shaped parcel has 15 m frontage on Islington Avenue as shown on Attachments #2 and #3. The parcel slopes upwards to the west and is currently developed with one residential dwelling that is proposed to be demolished.
Official Plan Designation a) In-effect OPA #210 as amended by OPA #586	<ul style="list-style-type: none"> The subject lands are designated "Medium Density Residential" by in-effect OPA #240 (Woodbridge Community Plan) as amended by site-specific OPA #586 (Islington Avenue Plan), which was approved by the Ontario Municipal Board (OMB) on December 17, 2002. The "Medium Density Residential" designation permits en-bloc, stacked or street townhouses, garden court or low-rise apartments to a maximum height of 3.5-storeys and a maximum Floor Space Index (FSI) of 0.5 with an additional 10% bonusing (ie. 0.55), subject to criteria identified in the Official Plan. The proposed Floor Space Index of 1.24 was calculated based on the entire lot area plus one-half of the Islington Avenue road allowance. OPA #586 permits only the entire lot area to be used in calculating density and excludes the provision for one-

<p>b) VOP 2010 (Woodbridge Centre Secondary Plan; Not in Effect</p> <p>c) OP Summary</p>	<p>half of the road allowance. OPA #586 is in-effect until the approval of the Woodbridge Centre Secondary Plan, which will form part of VOP 2010 upon approval by the Ontario Municipal Board (OMB).</p> <ul style="list-style-type: none"> ▪ The subject lands are designated “Low-Rise Residential (2)” and “Natural Areas” (wooded area) 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, however, is subject to the resolution of appeals and approval by the OMB. On December 18, 2012, the Owner appealed VOP 2010 as it pertains to the subject lands seeking an increase in the maximum permitted FSI to 1.5 and a maximum building height of 6-storeys, from what is permitted and identified below. ▪ The “Low Rise Residential (2)” designation permits townhouse and stacked townhouse units and low-rise buildings, 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 (ie.1.0 FSI), subject to specific policies. The “Natural Areas” designation does not permit development. ▪ The proposed development does not conform to in-effect OPA #240 as amended by OPA #586, and does not conform to VOP 2010, as the proposed 7-storey height of the apartment building and density and calculation method do not conform to the provisions of either Official Plan. The applicant has submitted an amendment to the in-effect Official Plan to implement their proposal.
<p>Zoning</p>	<ul style="list-style-type: none"> ▪ The subject lands are zoned R2 Residential Zone and R3 Residential Zone by Zoning By-law 1-88. An amendment to Zoning By-law 1-88 is being sought by the applicant to rezone the subject lands to RA3(H) Apartment Residential Zone with the Holding Symbol “(H)” and OS1 Open Space Conservation Zone, and to permit the site-specific exceptions identified in Table 1 of this report.
<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 Vaughan 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	<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.

	MATTERS TO BE REVIEWED	COMMENT(S)
	Official Plans	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed High Density Residential and Natural Areas designations, density and calculation method, and building height will be reviewed. ▪ Opportunities to provide a consolidated access driveway for the lands to the east via the proposed driveway will be reviewed.
b.	Appropriateness of Proposed Rezoning and Site-Specific Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed rezoning of the subject lands to permit the proposed residential built-form, together with the site-specific zoning exceptions to implement the plan, will be reviewed in consideration of the surrounding existing and planned land uses, with particular consideration given to land use compatibility, built-form and height, building setbacks, parking adequacy, accessibility, and appropriate development standards.
c.	Tree Inventory/ Preservation	<ul style="list-style-type: none"> ▪ A Tree Inventory and Preservation Plan was submitted by the Owner and must be approved prior to the approval of any development application.
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 York Region Transportation and Community Planning Department. ▪ The Transportation Impact and Parking Study submitted in support of the applications must be approved by York Region and the Vaughan Development Engineering and Infrastructure Planning Services Department.
e.	Additional Studies and Reports	<p>The following additional studies have been submitted in support of the proposed development, which must be reviewed and approved by the appropriate City Departments:</p> <ul style="list-style-type: none"> - Noise and Vibration Report - Phase 1 Environmental Site Assessment - Geotechnical Investigation Report - Environmental Impact Study - Planning Rationale

	MATTERS TO BE REVIEWED	COMMENT(S)
f.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> ▪ Portions of the subject lands are located within the Humber River valley corridor. The development limits (bottom of slope), slope stability and any required buffer(s) and structural building setbacks must be established to the satisfaction of the TRCA and the City of Vaughan. ▪ The TRCA's Valley and Stream Corridor Management Program (VSCMP) and Ontario Regulation 166/06 are applicable to the subject lands. ▪ The TRCA must confirm if the sloped wooded area meets the Region's test for a significant woodland given its location and size. If so, an increased setback of 10 m may be required from the final limit of this feature.
g.	Future Site Development 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, and barrier free accessibility. ▪ 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.
h.	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.
i.	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.

	MATTERS TO BE REVIEWED	COMMENT(S)
j.	Vaughan Design Review Panel	<ul style="list-style-type: none"> A preliminary design concept was considered by the Vaughan Design Review panel (DRP) on November 28, 2013. After the Public Hearing and once all comments have been satisfactorily addressed, the revised proposal must be considered at a future DRP meeting.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The applications have been circulated to the York Region Transportation and Community Planning Department for review and comment. Any issues will be addressed when the technical report is considered. The Owner has not applied to the Region for an exemption from Region of York approval of the Official Plan, and therefore, should the subject Official Plan Amendment application be approved by Vaughan Council, final approval of the implementing Official Plan Amendment will rest with the Region.

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. Conceptual Site Plan and Proposed Zoning
4. East and South Elevations
5. West and North Elevations

Report prepared by:

Eugene Fera, Planner, ext. 8064
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

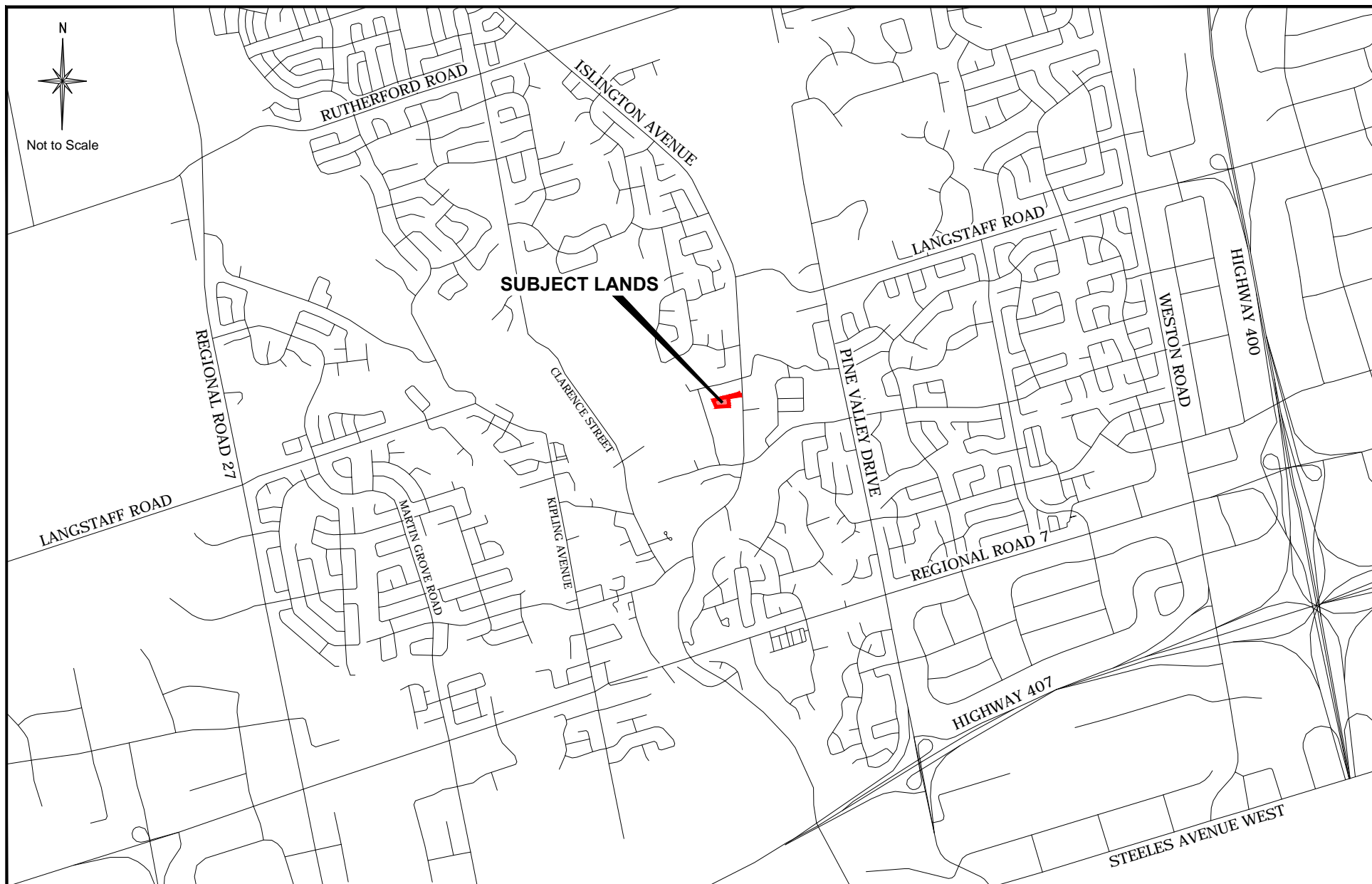
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG

MAURO PEVERINI
Manager of Development Planning



Context Location Map

Location: Part of Lot 9,
Concession 7

Applicant:
Lanada Investments Limited c/o San Lancieri

N:\DFT\1 ATTACHMENTS\OP\op.13.011z.13.034.dwg



Attachment

Files:
OP.13.011 & Z.13.034

Date:
February 3, 2015

1

BRICK
CLADDING

GLASS
GLAZING

STONE

CONCRETE
BAND

EAST ELEVATION (FACING ISLINGTON AVENUE)

GLASS
GLAZING

BRICK
CLADDING

SOUTH ELEVATION

CONCRETE
BAND

STONE

Not to Scale

East & South Elevations

Location: Part of Lot 9,
Concession 7

Applicant:
Lanada Investments Limited c/o San Lancieri

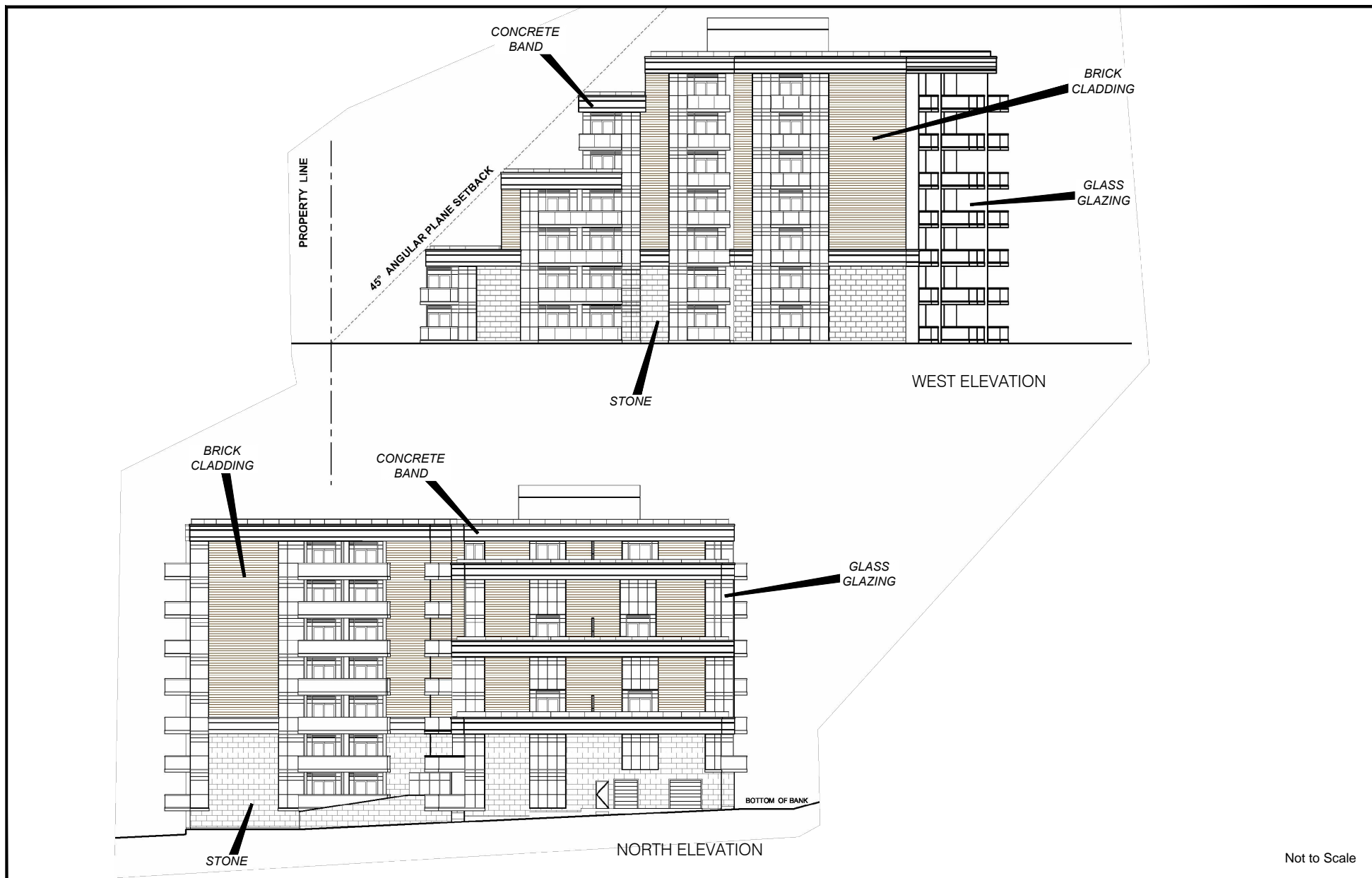


Attachment

Files:
OP.13.011 & Z.13.034

Date:
February 3, 2015

4



West & North Elevations

Location: Part of Lot 9,
Concession 7

Applicant:
Lanada Investments Limited c/o San Lancieri



Attachment

Files:
OP.13.011 & Z.13.034

Date:
February 3, 2015

5