

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 18, 2014**

Item 2, Report No. 12, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on March 18, 2014.

**2**

**OFFICIAL PLAN AMENDMENT FILE OP.12.006  
ZONING BY-LAW AMENDMENT FILE Z.12.015  
2165496 ONTARIO INC.  
WARD 2 - VICINITY OF ISLINGTON AVENUE AND HARTMAN AVENUE**

**The Committee of the Whole (Public Hearing) recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Interim Director of Planning/Director of Development Planning, dated February 25, 2014, be approved;
- 2) That the local Ward Councillor arrange a meeting or meetings involving the applicant, members of the public who attended and spoke at the February 25, 2014, Public Hearing, interested Regional Councillors and appropriate City staff;
- 3) That the following deputations and communication be received:
  1. Mr. Kurt Franklin, Vice President, Weston Consulting Group Inc., Millway Avenue, Vaughan, on behalf of the applicant;
  2. Mr. Robert Federici, Hartman Avenue, Woodbridge;
  3. Mr. Albert Federici, Hartman Avenue, Woodbridge, and Communication C10, dated February 24, 2014;
  4. Ms. Joanne Federici, Hartman Avenue, Woodbridge, and on behalf of Victor and Adele Cortiula, Hartman Avenue, Woodbridge; and
  5. Mr. Adriano Volpentesta, America Avenue, Vaughan; and
- 4) That Communication C11 from Victor and Adele Cortiula, Hartman Avenue, Woodbridge, dated February 24, 2014, be received.

**Recommendation**

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

1. THAT the Public Hearing report for Files OP.12.006 and Z.12.015 (2165496 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by 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: January 31, 2014
- b) Circulation Area: 150 m and to the Woodbridge Core Ratepayers' Association and the Vaughan Ratepayers' Association
- c) Comments Received as of February 11, 2014: None

# CITY OF VAUGHAN

## EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 18, 2014

Item 2, CW(PH) Report No. 12 – Page 2

### Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of 13 block townhouse dwelling units within 3 blocks, as shown on Attachments #3 to #6:

1. Official Plan Amendment File OP.12.006 to amend the Official Plan policies of in-effect OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Secondary Plan), as follows:

	<b>OPA #597 (Islington Avenue Corridor Secondary Plan) Policy</b>	<b>Proposed Amendments to OPA #597</b>
a.	The subject lands are designated “Low Density Residential”, which permits single-detached and semi-detached dwelling units. The maximum permitted density in the “Low Density Residential” designation is 8.6 units per gross hectare (8.6 uph x 0.3124 ha = 3 units total).	Redesignate the subject lands to “Medium Density Residential” to permit a maximum of 13 block townhouse units with a maximum height of 3-storeys (47.5 uph).
b.	The maximum net density permitted in the “Medium Density Residential” designation is a Floor Space Index (FSI) of 0.5. Notwithstanding this provision, the maximum permitted density for block townhouse developments within the “Medium Density Residential” areas shall be calculated on a 35 units per net hectare basis (Total 10 units).	Permit a Floor Space Index (FSI) of 0.91 on the subject lands, equivalent to a maximum net density of 47.5 units per net hectare (calculated as follows: 13 units divided by 0.2741 ha).

2. Zoning By-law Amendment File Z.12.015 to amend Zoning By-law 1-88, specifically to rezone the subject lands from R2 Residential Zone (single detached dwelling) to RM2 Multiple Residential Zone (block townhouse dwelling), together with the following site-specific zoning exceptions:

	<b>By-law Standard</b>	<b>By-law 1-88, RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to the RM2 Multiple Residential Zone Requirements</b>
a.	Minimum Lot Area	230 m <sup>2</sup> /unit	125 m <sup>2</sup> /unit (excluding road widening)

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 18, 2014**

Item 2, CW(PH) Report No. 12 – Page 3

b.	Minimum Front Yard (Islington Avenue)	4.5 m	1.85 m
c.	Minimum Rear Yard (East)	4.5 m	2.3 m
d.	Minimum Interior Side Yard (Between Units 9 and 10)	1.5 m	1.25 m
e.	Maximum Lot Coverage	50%	61.5%
f.	Maximum Building Height	11 m	12.1 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.

**Background - Analysis and Options**

Location	<ul style="list-style-type: none"><li>▪ East side of Islington Avenue, north of Hartman Avenue, municipally known as 8319, 8327 and 8331 Islington Avenue, shown as “Subject Lands” on Attachments #1 and #2.</li><li>▪ The subject lands has a current lot area of 0.31 ha, with each of the 3 existing residential lots containing a single-detached dwelling, which are proposed to be demolished.</li></ul>
Official Plan Designation a) In-Effect OPA #240, as amended by OPA #597	<ul style="list-style-type: none"><li>▪ The subject lands are designated “Low Density Residential” by in-effect OPA #240 (Woodbridge Community Plan), as amended by OPA #597 (Islington Avenue Corridor Secondary Plan). The “Low Density Residential” designation permits single detached and semi-detached dwelling units with a maximum density of 8.6 units per gross hectare (maximum 3 units). The proposed 13 unit block townhouse development with a density of 47.5 uph does not conform to the land use and density provisions of the in-effect official plan.</li></ul>

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 18, 2014

Item 2, CW(PH) Report No. 12 – Page 4

b) New VOP 2010	<ul style="list-style-type: none"> <li>The subject lands are designated “Low-Rise Residential (2)” by the new 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 September 27, 2011, March 20, 2012 and April 17, 2012) as further modified and endorsed by Region of York Council on June 28, 2012, and was approved, in part, on July 23, 2013, December 2, 2013, and February 3, 2014, by the Ontario Municipal Board. The “Low-Rise Residential (2)” designation permits residential units in low-rise building forms, with a maximum building height of 3.5-storays and a maximum FSI of 0.5.</li> <li>The Plan also permits a density bonus of an additional 0.5 FSI, subject to the policies identified in Section 10.1.2.9 – Bonuses for Increases in Height or Density, in Volume 1 of the VOP 2010. Through Section 10.1.2.9, Zoning By-laws may be enacted by Vaughan Council, pursuant to Section 37 of the <i>Planning Act</i>, to permit development to occur with greater height and/or density than is otherwise permitted by the Plan, in return for the provision of various community benefits. The applicant has not submitted a community benefits and facilities study to the City. The Planning Department will need to review the applicability of this provision for the proposed development.</li> </ul> <p>The proposed block townhouse development with an FSI of 0.91 does not conform to the density provisions of VOP 2010.</p>
Zoning	<ul style="list-style-type: none"> <li>The subject lands are zoned R2 Residential Zone by Zoning By-law 1-88, which permits single detached dwellings only. An amendment to Zoning By-law 1-88 is required to rezone the subject lands to RM2 Multiple Residential Zone, and to permit the site-specific zoning exceptions to Zoning By-law 1-88 that are required to implement the block townhouse proposal.</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 applications, the 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"> <li>The applications will be reviewed in consideration of the applicable Provincial policies and, Regional and City Official Plan policies.</li> <li>The proposed development must conform to the applicable Urban Design Guidelines in OPA #597.</li> </ul>

# CITY OF VAUGHAN

## EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 18, 2014

Item 2, CW(PH) Report No. 12 – Page 5

b.	Appropriateness of Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>The appropriateness of the proposed rezoning, together with the site-specific zoning exceptions required to facilitate 13 block townhouse dwelling units on the subject lands will be reviewed in consideration of the proposed site plan and building elevations and the surrounding existing and planned land uses, with particular consideration given to land use and built form compatibility.</li> </ul>
c.	Related Site Development File DA.12.037	<ul style="list-style-type: none"> <li>The related Site Development Application required to facilitate the proposed development will be reviewed to ensure appropriate building and site design, access, internal pedestrian and traffic circulation, sufficient parking and parking plan, private amenity space and landscaping, stormwater management, servicing and grading, building materials, transition between the proposed development and surrounding land uses, pedestrian connectivity, and appropriate site amenity areas, should the Official Plan and Zoning By-law Amendment applications be approved.</li> <li>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, energy efficient lighting, reduction in pavement to address the "heat island" effect, etc. will be reviewed and implemented through the site plan approval process, if the subject applications are approved.</li> </ul>
d.	Conceptual Development Plan (for adjacent lands)	<ul style="list-style-type: none"> <li>The owner has submitted a conceptual development plan, as shown on Attachment #6, for the adjacent lands to the north and south. The conceptual plan illustrates a potential development scenario for the subject lands and the adjacent lands, whereby the internal private road proposed for the subject lands extends into the adjacent lands to facilitate their potential future development, should they choose to develop.</li> </ul> <p>The owner is proposing a 1.1 m high retaining wall located along the south property limit of the subject lands, as shown on Attachment #3, which may interfere with the implementation of the conceptual development plan, and this will need to be reviewed by the Planning and Development/Transportation Engineering Departments.</p> <p>The Planning Department will review the appropriateness and feasibility of the proposed conceptual development plan.</p>
e.	Grading of Subject Lands in Relation to Adjacent Lands to the North/South	<ul style="list-style-type: none"> <li>The proposed final grade of the subject lands will be reviewed in relation to the adjacent lands to the north and south to ensure an appropriate transition between existing and proposed land uses, should the applications be approved.</li> </ul>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 18, 2014**

Item 2, CW(PH) Report No. 12 – Page 6

f.	Driveway Access and Road Widening	<ul style="list-style-type: none"> <li>▪ The Region of York must review the design and location of the proposed driveway access, and any necessary road improvements, including a future road widening of Islington Avenue.</li> </ul>
g.	Internal Traffic Circulation	<ul style="list-style-type: none"> <li>▪ The proposed internal road shall be reviewed by the Vaughan Development/Transportation Engineering Department and the Vaughan Public Works Department, to ensure proper internal traffic circulation for vehicle turnaround and maneuvering, is maintained to City of Vaughan standards.</li> <li>▪ The Owner may be required to grant an access easement(s) over the subject lands in favour of the adjacent lands to the north and south, when, and if, these lands are developed, should the applications be approved.</li> </ul>
h.	Water and Servicing	<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 proposed development is approved. If servicing 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 lands by Vaughan Council.</li> </ul>
i.	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 applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Vaughan Legal Services Department, Real Estate Division.</li> </ul>
j.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> <li>▪ A Draft Plan of Condominium Application will be required to establish tenure for the proposed block townhouses, should the subject applications be approved.</li> </ul>
k.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Region of York and/or the Vaughan Development/Transportation Engineering Department must review and approve the following studies and reports submitted in support of the applications: <ul style="list-style-type: none"> <li>- Phase 1 Environmental Site Assessment, prepared by Chung and Vander Doelen Engineering Ltd.</li> <li>- Access Review, prepared by LEA Consulting Ltd.</li> <li>- Environmental Noise Assessment, prepared by Valcoustics Canada Ltd.</li> <li>- Stormwater Management and Functional Servicing Report, prepared by C.F. Crozier &amp; Associates Inc.</li> </ul> </li> </ul>

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 18, 2014**

Item 2, CW(PH) Report No. 12 – Page 7

**Relationship to Vaughan Vision 2020/Strategic Plan**

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

**Regional Implications**

The application has been circulated to the Region of York 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. Site Plan
4. Townhouse Elevations – For Units Fronting Islington Avenue
5. Townhouse Elevations – For Units Fronting Internal Road
6. Conceptual Development Plan

**Report prepared by:**

Daniel Woolfson, Planner, ext. 8213  
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.)

C10.1

C 10  
COMMUNICATION

Britto, John

CW (PH) - FEB 25/14

ITEM - 2

**From:** Ciampa, Gina on behalf of Schulte, Deb  
**Sent:** Tuesday, February 25, 2014 9:38 AM  
**To:** Britto, John  
**Cc:** Bonsignore, Connie  
**Subject:** FW: Public Meeting February 25, 2014 7 PM - FILE NOS OP.12.0006, Z.12.015. RELATED FILE NO. DA.12.037  
**Attachments:** Federici.6 Hartman.Page 1.jpg; Federici.6 Hartman.Page 2.jpg; Federici.6Hartman.Page 3.jpg; Federici.6Hartman.Page 4.jpg; Federici.6Hartman.Page 5.jpg; Federici.6Hartman.Page6.jpg; Federici.6Hartman.Page 7.jpg; Index of Pictures.Federici.6Hartman.jpg; Survey.Federici.6Hartman.jpg

John,  
Can you ensure everyone gets a copy of this.

*Gina Ciampa*

Executive Assistant to  
Local and Regional Councillor Deb Schulte  
t: 905-832-8585 ext 8841  
e: [gina.ciampa@vaughan.ca](mailto:gina.ciampa@vaughan.ca)

*If you would like to sign up for Regional Councillor Deb Schulte's e-Newsletter please [click here](#)*

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**From:** Joanne Federici [<mailto:jofederici@hotmail.com>]

**Sent:** Tuesday, February 25, 2014 2:38 AM

**To:** Jeffrey Abrams, City Clerk; Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael; Schulte, Deb; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; Woolfson, Daniel; Joanne Federici

**Subject:** Public Meeting February 25, 2014 7 PM - FILE NOS OP.12.0006, Z.12.015. RELATED FILE NO. DA.12.037

This is regarding:

APPLICANT: 2165496 Ontario Inc.

LANDS: 8319, 8327 AND 8331 ISLINGTON AVENUE, CITY OF VAUGHAN

Please find attached:

1. Letter from Albert and Joanne Federici - 6 Hartman Avenue (7 pages);
2. Index of pictures for Federici, 6 Hartman Avenue;
3. Pictures;
4. Copy of survey for 6 Hartman Avenue

**(#3 - PICTURES ARE FOLLOWING IN NEXT EMAIL**

**IF YOU DO NOT RECEIVE ALL OF THE ABOVE PROPERLY OR REQUIRE ANYTHING FURTHER, PLEASE CONTACT US AT 905-851-5361 OR 416-833-5361 IN ORDER THAT WE MAY FORWARD PRIOR TO MEETING)**



C10.2

*NOTE TO CITY CLERK:*

WE HAVE FORWARDED COPIES OF THE ABOVE ATTACHMENTS TO ALL THE PARTIES THAT WE HAVE BEEN ADVISED WOULD REQUIRE COPIES FOR THE PUBLIC MEETING ON THIS MATTER. WE WOULD REQUEST THAT YOU ENSURE THAT ANY OTHER PARTIES THAT SHOULD BE RECEIVING THESE DOCUMENTS ARE PROVIDED WITH SAME, AND WOULD ASK THAT YOU RECORD THESE FOR THE PUBLIC MEETING TO BE HELD FEBRUARY 25, 2014 AT 7 P.M.

C 10.3

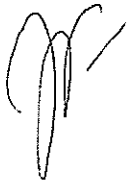
11

February 24, 2014

To: Hon. Mayor and Members of Council; and  
City Clerk, Jeffrey A. Abrams  
Planning Department, Daniel Woolfson  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Re: Applicant: 2165496 Ontario Inc./File No's OP.12.0006 & Z.12.015 Related File No. DA.12.037  
8319, 8327 and 8331 Islington Avenue, City of Vaughan

We are the owners of 6 Hartman Avenue, our northerly property line abuts directly with the southerly property line of the proposed 13 Townhouse unit project. We are in a very unique situation in that our property runs north and south and the proposed townhouse project runs east and west. This project will impact us directly with regards to our quiet enjoyment of our property, our privacy, the enjoyment of our environment. This project will be intrusive to our daily life that we have enjoyed since moving into our property in 1983 after having purchased the lot approx. 1981, designed and built our own home. From our house to the property line it is approx. 35 feet. From our gazebo where we sit and relax to the property line is approx. 10 feet. From the area where we sit and have meals to the property line is 6 feet. Our planter gardens are right next to the property line running east and west where we grow our vegetables and flowers. If our properties were part of a subdivision whereby our backyards met, we would have at least 60' between the homes, and so accommodations need to be made for our unique situation if this development is to take place.



## TREES

1. Tree Inventory & Preservation Plan dated April, 2012 and prepared by Brodie & Associates indicates that Tree #38 is to be removed. The plan does not show the space from the "board fence" and our property line as it is shown on the Krcmar survey dated January 13, 2012 nor does it refer to the staked iron bars that were placed by the original surveyor of our land Fazio & Papa Limited dated January 18, 1983 and which have remained there since that date.
2. Our "board fence" to the iron bar is 24 inches and from the tree to the iron bar is 4.5 inches.
3. Tree #38 is practically along the "board fence".
4. Tree # 35, the Sugar Maple in the proposed development lands is in good-excellent condition and does not appear to interfere gravely to the construction and is a beautiful tree and especially in the fall when the colours change and is only of benefit to the area. It is a mature tree and must have been there at least 70 years.



5. Tree #39 (Mac) is approx. 5 feet to the property line and Tree #38 is 4.5 inches from property line.

REQUEST:

- A. That these Applications not proceed any further until the Tree Inventory & Preservation Plan has been revised to show the correct property line *not to include* Tree #38 for removal as they fall within our property limits.
- B. Out of 46 trees the Plan is showing 36 trees being removed and the Notice of Public Meeting has a landscape plan which is illegible and would request a proper Plan to be supplied.
- C. A written Arborists Report indicating what the 36 trees will be replaced with and to confirm that there would be no potential damage to Trees #38 and #39 during construction.
- D. To have 2 lines ~~of~~ of mature (as tall as possible) Columnar Coniferous (evergreen) fast growing trees to be planted on the proposed Townhouse project property site all along the southerly portion of their lands running east and west to provide landscape screening for privacy and noise control between our properties.
- E. To relook at the possibility of saving this Tree # 35, the Sugar Maple.
- F. That tree protection fencing be placed to protect Trees # 38 and #39 from any damage during construction.

QUESTION: Are any funds set aside if damage caused to our properties during construction with the City of Vaughan?

FSI

- 1. In the Agenda there is a proposal to designate the subject lands to Medium Density Residential to allow for the Townhouse units under OPA 597, however Medium Density has an FSI of 0.51 and they are requesting an FSI of 0.91, which is almost double what is allowed, which is closer to the High Density designation. There is also a proposal to change the maximum lot coverage from 50% to 61.5%, which is an 11.5% lot coverage increase. In our opinion, 13 Townhouse units are too many units for this property and the increased lot coverage is too saturated for the available lot area.

REQUEST:

- A. Deny this proposal and stay within the guidelines for Medium Density in OPA 597, which as set out in the Agenda would allow for 9 or 10 Townhouse units, which number of units would be more suited to the size of the property available for development.
- B. To increase the side yard setback and move farther away from the northerly property line of our lot to provide us with necessary privacy and lessened noise levels to our property and to the owners of the new townhomes.
- C. Trees #41 and #42 can then be preserved and would not have to be removed.

## TOWNHOUSE UNITS 9 AND 10

1. The plans show that there is a walkway between the two townhouse units. As we understand, this is not a Building Code or Fire Code issue.

### REQUEST:

- A. That the walkway be removed to allow and add that space between our northerly lot line and their southerly lot line of the proposed development.

## FENCING/RETAINING WALL

1. As we understand there usually is a 6 foot fence installed for these types of projects on the property of the project to separate and provide privacy to the adjoining lands.
2. We note that Attachment #3 to the Agenda shows a Siennastone retaining wall to be added at a height of 1.1m.

### REQUEST:

- A. Due to the unique set up of our lot to the proposed development lot, we would request that at least an 8 foot acoustic (attenuation) fence be installed on the proposed development lands for additional privacy and noise protection for the mutual properties.
- B. We object to the retaining wall being built.



## WINDOWS/HEIGHT OF UNITS

1. In the Agenda under 1.a. they propose a maximum height of 3 storeys and in 2.f. the proposed exception is from 11 m or 36' to 12.1 m or 39.7'. That is almost another 4' and would appear to be in excess of 3 storeys. Our house is approx. 23 feet high and those units would be approx. 17 feet taller than our home and would be towering over our property where we relax, have meals and garden and which would take away our privacy, quite enjoyment of our property and be an intrusion into our daily life routines.
2. Our home has our basement that is only approx. 3 feet above grade at the lowest northeast part of our property without a walkout, in the Agenda, attachment 5 shows the rear east elevation with a full walkout basement making the rear 4 storeys.
3. In the Agenda, attachment 5 shows 4 windows for Unit 13, on on the top floor of the unit from the side view, and two on the second floor and one on the first floor. The Ontario Fire Code has no requirement for windows.



### REQUEST:

- A. That you deny request for additional height for these units.
- B. That the basement be dug out to decrease the height of the units and in doing so would decrease the height of the balconies in the backyard which appear on the Agenda as 2

storeys and approx. 20 feet tall and meet up with our gazebo at the northeast corner of our lot which is only 10 feet tall.

- C. Due to the height we ask for the removal of the windows from the second and third floors in order to maintain a certain amount of privacy for our property and to ensure that the trees being planted on the border between the properties will cover the other window to be installed on the first floor in order to maintain mutual privacy and any other windows of the other townhouses that would negatively impact on our privacy.

## BUILDING MATERIALS

1. The Agenda does not stipulate any building materials to be used, however sets out a Related Site Development File DA.12.037 which sets out among other things, building materials. Agenda, attachment 5 shows a small area as "stone face" and the sides of the units as "brick veneer". Our lot will be directly affected by the side face of Unit 13 and all the back facade of Units 1 to 5 facing the interior road, so we are directly affected by the choice in materials.

### REQUEST:

- A. A copy of this file as it pertains and affects our adjoining lands.
- B. That the materials used be mixed stone or all stone and if brick will be used to use a colour that would blend with the environment and would almost camouflage behind the line of trees to be planted.
- C. We request that no red brick, dark brick or yellow brick be used that would stand out and not meld with the environment.
- D. To have input into the materials used as they directly affect us.

## NOISE

1. **QUESTION:** Has there been any application for Noise Exemption? We would not support such a request due to the intrusion to the peaceful enjoyment of our property.

### REQUEST:

- A. That we be notified if any such application is made for these lands.
2. From the Environmental Noise Assessment Report it states that it is mandatory to have A/C installed in Townhouse Units 1-5 and to put the A/C units where the noise from these units have the minimum impact to the lots to the South of the development lands. Townhouse Units 6-13 where not required but can be installed by occupants at later date.

### REQUEST:

- A. Placement of A/C units to be placed under lower verandah or where the noise level has the least noise impact to our lot as stated in the Report and to ensure that these restrictions be added to

C10.7

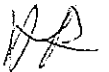
5.

the Warning Clauses to future Purchasers or wherever applicable so that any new occupants/purchasers will adhere to these restrictions.

- B. That A/C units whether being installed by the builder or future occupants/owners of the Townhouses NOT be allowed to be installed along the southerly (our northerly lot line) side yards facing our property and such restriction to be registered on title as Warnings Clauses to future Purchasers.

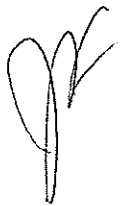
### NOISE DURING CONSTRUCTION

1. Again due to the unique location of our lot and the potential construction site of these Townhomes and the fact that our bedrooms are in the back of the house facing the potential development of these lots and due to personal health issues we have been dealing with, noise during construction would cause undue stress and adverse effects on our daily routines and health.



#### REQUEST:

- A. Under the circumstances we would request the highest quality type of noise barrier that is available in the market place to decrease the adverse effects and allow for our continued enjoyment of our property.



### DIRT/DUST

1. Again due to the vicinity of our lot to the adjacent lot on which potential construction will be taking place and the fact that on our lot we have our vegetable and flower gardens at the northerly lot line of our properties and the southerly lot line of the proposed construction site along with our eating areas, gazebo where we have our lounging areas, the construction will cause undue dirt and dust.

#### REQUEST:

- A. That the highest quality type of dirt and dust barrier that is available in the market place be installed to minimize the intrusion into our enjoyment of our property and our vegetation.
- B. That the builder be responsible for any damage due to dirt and dust coming onto our properties.

### SOUTHERLY END OF INTERNAL STREET FOR TOWNHOUSE DEVELOPMENT

Agenda, Attachment 6 shows an internal road running from Islington Avenue and ending at our northerly lot line, southerly lot line of the proposed development lands.

C10.8

6.

REQUEST:

- A. That no storage box, etc., lighting and no placement of any item that will cause noise, disturbance, cause any adverse impact to the adjoining lands be placed or be allowed to be installed, used, etc. at the end of such street.
- B. That no outside storage of garbage receptacles be placed on the developed lands, that all garbage be placed on the curbs on Islington Avenue on designated garbage days.
- C. No outside recycling receptacles be allowed, that all recycling receptacles be placed on curbs on Islington Avenue on designated recycling days.

MISC. QUESTIONS

- 1. What affect will the height of these buildings affect the enjoyment of the sun?
- 2. What affect will the fact that there could be a minimum of 13 vehicles coming into the interior road, adjacent to our property line, affect the noise levels and also affect the air quality?
- 3. What type of lighting will be placed on the houses and at what height and what affect will that have to our privacy and enjoyment of our property?
- 4. What type of street lighting and height will be placed on the street and at what height and what affect will that have to our privacy and enjoyment of our property?
- 5. How will the grading of the land adjacent to our property be dealt with, with respect to the grading of our property to ensure that there will be no damage to our property, etc.?
- 6. What assurance do we have that the builder will adhere to the protection of our property as it exists?
- 7. Regarding working hours during construction, what restrictions are in place for noise control other than the by-law restricting the operation of construction vehicles, equipment etc. between the hours of 0700 and 1900 hrs? Is there a possibility of changing the 0700 hours to a later time for commencement of the use of machinery etc. that will cause noise considering the location of our bedrooms in the back of our house and we will be impacted adversely to such loud noises, and also earlier than 1900 hrs due to the fact that that would be dinner time and if construction will be during months that we would be otherwise enjoying our backyard space, would impact our quiet enjoyment of our property and would be extremely intrusive into our daily lives and privacy?
- 8. For trees to be planted onto the developed lands, when would the landscaping be required to be completed or would the line of trees requested be required to be installed prior to construction due to lack of space after construction to complete the installation of large trees?
- 9. What monitoring will there be for the proposed installation of the privacy fence and trees, etc. and that all will all be constructed, installed, etc. on the proposed development site and will not encroach onto our lands?
- 10. What adverse effect would the construction of these units have on the surrounding vegetation with the change in air quality, air flow, potential loss of light?
- 11. In the Agenda, Attachment 6, refers to Possible Future Townhouse Block, which comment is over our lands, 6 Hartman Avenue and is discussed under Conceptual Development Plan, to our

C10.9

7.

surprise this is the first we hear of this and would like clarification and further information to be provided in this regard.

12. The current owner of the adjacent lands has recently purchased the lands from our neighbours that we have had since we purchased our property approx. 1981. During this time we have had the right of access over their lands to get to Islington Avenue. Do we still retain this right of access over these lands?

## CONCLUSION

As we have a direct interest in the outcome of this matter, we would like the courtesy of being advised of any further meetings and or Committee of the Whole meetings to be able to attend. We would also request, due to the many concerns and issues we have with regards to the development of the lands in this Application, to meet with the Regional Councillors, Councillors, City staff to clarify these issues and to have an opportunity at some point to meet the developer of these lands.

Thank you.

Yours truly,



Albert Federici



Joanne Federici

6 Hartman Avenue  
Woodbridge, Ontario  
L4L 1R6



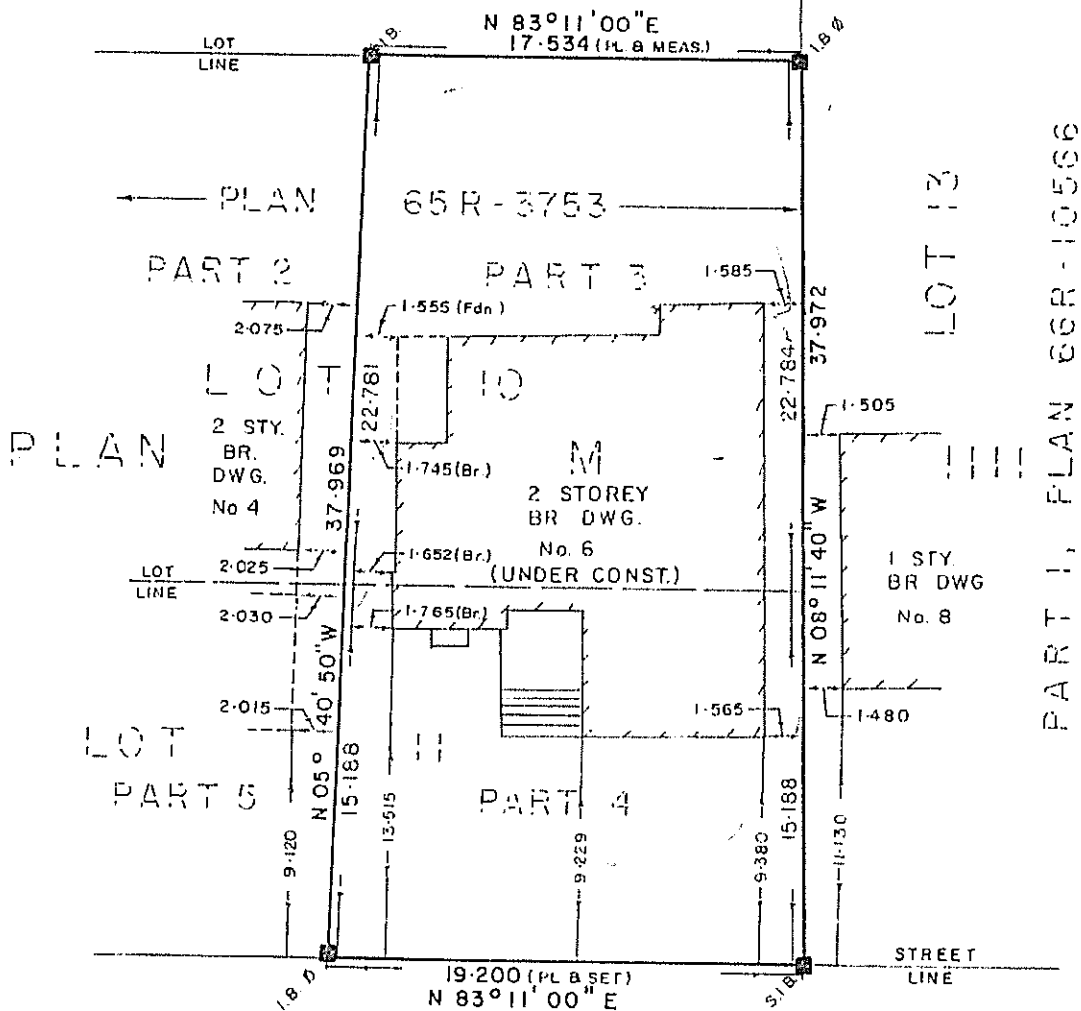
C10.10

INDEX OF PICTURES FOR FEDERICI/6 HARTMAN:

1. Shows "board fence" on Northerly end of 6 Hartman lot
2. Eating area 6' 10" to lot line
3. From Tree #39 (Mac) to lot line 5'6"
4. Shows all areas of the backyard
5. Overview of property showing huge mature Trees #38, #39, #40 on 6 Hartman Avenue and in the background #41 and 42 on the proposed development lands
6. Overview showing height of trees on our property and adjoining proposed development
7. North East corner Iron Bar for 6 Hartman Avenue is 24" from lot line
8. Shows space from Gazebo to "board fence" being 10'3" and Tree # 40 (George) for 6 Hartman Avenue
9. 10. Shows location of Iron Bar (see string with pink paper hanging to note location at North west end of 6 Hartman Avenue) in relation to "board fence" being behind Trees #37 for 4 Hartman #38 for 6 Hartman (and shows Cedar stumps, 4 on 4 Hartman and 1 on 6 Hartman) (Trees #37 and #38 directly behind "board fence", and 4'6" to Iron Bar
10. Shows Majestic Maple Tree which sits on the Southwesterly corner of the proposed development site (it is beautiful as is, but when it is changing colours in the fall it is breathtaking and an asset to the community)

C10.11

LOT 9



LOT 12 (RIGHT OF WAY)  
KNOWN AS HARTMAN AVENUE

Guido Rapa  
GUIDE RAPA

C 11.1

<b>C 11</b> <b>COMMUNICATION</b>
CW (PH) - FEB 25/14
ITEM - 2

**Britto, John**

**From:** Woolfson, Daniel  
**Sent:** Tuesday, February 25, 2014 8:49 AM  
**To:** Britto, John  
**Cc:** Joanne Federici (jofederici@hotmail.com)  
**Subject:** FW: Public Meeting February 25, 2014 7 PM - FILE NOS OP.12.006, Z.12.015. RELATED FILE NO. DA.12.037  
**Attachments:** Cortiula.4 Hartman.Page 1.jpg; Cortiula.4 Hartman.Page 2.jpg; Cortiula.4 Hartman. Page 3.jpg; Cortiula.4 Hartman.Page 4.jpg; Cortiula.4 Hartman.Page 5.jpg; Cortiula.4 Hartman. Page 6.jpg; Index of Pictures.4 Hartman.jpg; Survey.Cortiula.4 Hartman.jpg

Hi John,

I received this email (with attached letter) last night. Can you please include as a communication item for this evening's Public Hearing for File # OP.12.006 & Z.12.015 (Item #2).

Thank you.

Sincerely,

**Daniel Woolfson**

Planner, Development Planning Department  
City of Vaughan  
2141 Major Mackenzie Drive, L6A 1T1  
Tel: 905-832-8585 ext. 8213  
Fax: 905-832-6080  
[daniel.woolfson@vaughan.ca](mailto:daniel.woolfson@vaughan.ca)

---

**From:** Joanne Federici [<mailto:jofederici@hotmail.com>]  
**Sent:** Tuesday, February 25, 2014 3:35 AM  
**To:** Jeffrey Abrams, City Clerk; Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael; Schulte, Deb; Iafrate, Marilyn; Carella, Tony; DeFrancesca, Rosanna; Racco, Sandra; Shefman, Alan; Woolfson, Daniel; Joanne Federici  
**Subject:** Public Meeting February 25, 2014 7 PM - FILE NOS OP.12.0006, Z.12.015. RELATED FILE NO. DA.12.037

This is regarding:

APPLICANT: 2165496 Ontario Inc.

LANDS: 8319, 8327 AND 8331 ISLINGTON AVENUE, CITY OF VAUGHAN

I, Joanne Federici from 6 Hartman Avenue are forwarding this and subsequent email with pictures on behalf of Victor and Adele Cortiula as a courtesy and upon their request. Please note that I have sent my documentation also and emails forwarded to Jeffery Abrams have returned as follows:

This is an automatically generated Delivery Status Notification.

Delivery to the following recipients failed.

[jeffery.abrams@vaughan.ca](mailto:jeffery.abrams@vaughan.ca)

C11.2

**COULD YOU ENSURE THAT THESE AND EMAILS SENT FROM FEDERICI RE 6 HARTMAN BE PROVIDED TO THE PROPER PERSON IN THE CLERKS DEPARTMENT FOR PROCESSING FOR THIS MEETING, THANK YOU.**

Please find attached:

1. Letter from Victor and Adele Cortiula - 4 Hartman Avenue (6 pages);
2. Index of pictures for Cortiula, 4 Hartman Avenue;
3. Pictures;
4. Copy of survey for 4 Hartman Avenue

***(#3 - PICTURES ARE FOLLOWING IN NEXT EMAIL***

***IF YOU DO NOT RECEIVE ALL OF THE ABOVE PROPERLY OR REQUIRE ANYTHING FURTHER, PLEASE CONTACT ME AT 905-851-5361 OR 416-833-5361 IN ORDER THAT WE MAY FORWARD PRIOR TO MEETING)***

***NOTE TO CITY CLERK:***

WE HAVE FORWARDED COPIES OF THE ABOVE ATTACHMENTS TO ALL THE PARTIES THAT WE HAVE BEEN ADVISED WOULD REQUIRE COPIES FOR THE PUBLIC MEETING ON THIS MATTER. WE WOULD REQUEST THAT YOU ENSURE THAT ANY OTHER PARTIES THAT SHOULD BE RECEIVING THESE DOCUMENTS ARE PROVIDED WITH SAME, AND WOULD ASK THAT YOU RECORD THESE FOR THE PUBLIC MEETING TO BE HELD FEBRUARY 25, 2014 AT 7 P.M.

C 11.3

February 24, 2014

To: Hon. Mayor and Members of Council  
City Clerk, Jeffrey A. Abrams  
Planning Department, Daniel Woolfson  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

Re: Applicant: 2165496 Ontario Inc./File No's OP.12.0006 & Z.12.015 Related File No. DA.12.037  
8319, 8327 and 8331 Islington Avenue, City of Vaughan

We are the owners of 4 Hartman Avenue. We are forwarding this correspondence covering concerns that are similar to our neighbour at 6 Hartman Avenue, with the exception of details that pertain to our property.

Our northerly property line abuts directly with the southerly property line of the proposed 13 Townhouse unit project. We are in a very unique situation in that our property runs north and south and the proposed Townhouse project runs east and west. This project will impact us directly with regards to our quiet enjoyment of our property, our privacy, the enjoyment of our environment. This project will be intrusive to our daily life that we have enjoyed since moving into our property in 1981 after having built our own home. From our house to the property line it is approx. 35 feet. Our planter gardens are right next to the property line running east and west where we grow our vegetables and flowers. If our properties were part of a subdivision whereby our backyards met, we would have at least 60' between the homes, and so accommodations need to be made for our unique situation if this development is to take place.



## TREES

1. Tree Inventory & Preservation Plan dated April, 2012 and prepared by Brodie & Associates indicates that Tree #37 is to be removed. The plan does not show the space from the "board fence" and our property line as it is shown on the Krcmar survey dated January 13, 2012 nor does it refer to the staked iron bars that were placed by the original surveyor of our land Fazio & Papa Limited dated March 27, 1982 and which have remained there since that date.
2. Our "board fence" to the iron bar is approx. 24 inches and from the tree to the iron bar is approx. 4.5 inches.
3. Tree #37 is practically along the "board fence".
4. Tree #35, the Sugar Maple in the proposed development lands is in good-excellent condition and does not appear to interfere gravely to the construction and is a beautiful tree and especially in the fall when the colours change and is only of benefit to the area. It is a mature tree and must have been there at least 70 years.



## REQUEST:

- A. That these Applications not proceed any further until the Tree Inventory & Preservation Plan has been revised to show the correct property line *not to include* Tree #37 for removal as it falls within our property limits.
- B. Out of 46 trees the Plan is showing 36 trees being removed and the Notice of Public Meeting has a landscape plan which is illegible and would request a proper Plan to be supplied.
- C. A written Arborists Report indicating what the 36 trees will be replaced with and to confirm that there would be no potential damage to Trees #36 and #37 during construction.
- D. To have 2 lines of mature (as tall as possible) Columnar Coniferous (evergreen) fast growing trees to be planted on the proposed Townhouse project property site all along the southerly portion of their lands running east and west to provide landscape screening for privacy and noise control between our properties.
- E. To relook at the possibility of saving Tree #35, the Sugar Maple.
- F. That tree protection fencing be placed to protect Tree #37 from any damage during construction.

**QUESTION:** Are any funds set aside if damage caused to our properties during construction with the City of Vaughan?

FSI

1. In the Agenda there is a proposal to designate the subject lands to Medium Density Residential to allow for the Townhouse Units under OPA 597, however Medium Density has an FSI of 0.51 and they are requesting an FSI of 0.91, which is almost double what is allowed, which is closer to the High Density designation. There is also a proposal to change the maximum lot coverage from 50% to 61.5%, which is an 11.5% lot coverage increase. In our opinion, 13 Townhouse units are too many units for this property and the increased lot coverage is too saturated for the available lot area.

## REQUEST:

- A. Deny this proposal and stay with the guidelines for Medium Density in OPA597, and which as set out in the Agenda would allow for 9 or 10 Townhouse units, which number of units would be more suited to the size of the property available for development.
- B. To increase the side yard setback and move farther away from the northerly property line of our lot to provide us with necessary privacy and lessened noise levels to our property and to the owners of the new townhomes.
- C. Trees #41 and #42 can then be preserved and would not have to be removed.

## FENCING/RETAINING WALL

1. As we understand there usually is a 6 foot fence installed for these types of projects on the property of the project to separate and provide privacy to the adjoining lands.
2. We note that Attachment #3 to the Agenda shows a Siennastone retaining wall to be added at a height of 1.1m.

### REQUEST:

- A. Due to the unique set up of our lot to the proposed development lot, we would request that at least an 8 foot acoustic (attenuation) fence be installed on the proposed development lands for additional privacy and noise protection for the mutual properties.
- B. We object to the retaining wall being built.

## WINDOWS/HEIGHT OF UNITS

1. In the Agenda under 1.a. they propose a maximum height of 3 storeys and in 2.f. the proposed exception is from 11 m or 36' to 12.1 m or 39.7'. That is almost another 4' and would appear to be in excess of 3 storeys. These units would be substantially taller than our home and would be towering over our property where we relax, have meals and garden and which would take away our privacy, quite enjoyment of our property and be an intrusion to our daily life routines.
2. In the Agenda, attachment 5 shows 4 windows for Unit 6, one on the top floor of the unit from the side view, and two on the second floor and one on the first floor. The Ontario Fire Code has no requirement for windows.

### REQUEST:

- A. That you deny request for additional height for these units.
- B. Due to the height we ask for the removal of the windows from the second and third floors in order to maintain a certain amount of privacy for our property and to ensure that the trees being planted on the border between the properties will cover the other window to be installed in order to maintain mutual privacy and any other windows of the other townhouses that would negatively impact on our privacy.

## BUILDING MATERIALS

1. The Agenda does not stipulate any building materials to be used, however sets out a Related Site Development File DA.12.037 which sets out among other things, building materials. Agenda, attachment 5 shows a small area as "stone face" and the sides of the units as "brick veneer". Our lot will be directly affected by the side face of Unit 6 and all the front facade of Units 6 to 13 facing the interior road, so we are directly affected by the choice in materials.

## REQUEST:

- A. A copy of this file as it pertains and affects our adjoining lands.
- B. That the materials used be mixed stone or all stone and if brick will be used to use a colour that would blend with the environment and would almost camouflage behind the line of trees to be planted.
- C. We request that no red brick, dark brick or yellow brick be used that would stand out and not meld with the environment.
- D. To be able to have input into the materials used as they directly affect us.

NOISE

1. **QUESTION:** Has there been any application for Noise Exemption? We would not support such a request due to the intrusion to the peaceful enjoyment of our property.

## REQUEST:

- A. That we be notified if any such application is made for these lands.
- 2. From the Environmental Noise Assessment Report it states that it is mandatory to have A/C installed in Townhouse Units 1-5 and to put the A/C units where the noise from these units have the minimum impact to the lots to the South of the development lands and Townhouse Units 6-13 where not required but can be installed by occupants at later date.

## REQUEST:

- A. Placement of A/C units to be placed under lower verandah or where the noise level has the least noise impact to our lot as in the Report and to ensure that these restrictions be added to the Warning Clauses to Purchasers or wherever applicable so that the new occupants will adhere to these restrictions.
- B. That A/C units whether being installed by the builder or future owners of the Townhouses NOT be allowed to be installed along the southerly (our northerly lot line) side yards facing our property and such restriction to be registered on title as Warnings Clauses to future Purchasers.

NOISE DURING CONSTRUCTION

1. Again due to the unique location of our lot and the potential construction site of these Townhomes and the fact that our bedrooms are in the back of the house facing the potential development of these lots, noise during construction would cause adverse affects to our daily routines .



## REQUEST:

- A. Under the circumstances we would request the highest quality type of noise barrier that is available in the market place to decrease the adverse effects for our continued enjoyment of our property.

DIRT/DUST

1. Again due to the vicinity of our lot to the adjacent lot on which potential construction will be taking place and the fact that on our lot we have our vegetable and flower gardens at the northerly lot line of our properties and the southerly lot line of the proposed construction site, the construction will cause undue dirt and dust.

## REQUEST:

- A. That the highest quality type of dirt and dust barrier that is available in the market place be installed to minimize the intrusion into our enjoyment of our property and our vegetation.
- B. That the builder be responsible for any damage due to dirt and dust coming onto our properties.

SOUTHERLY END OF INTERNAL STREET FOR TOWNHOUSE DEVELOPMENT

Agenda, Attachment 6 shows an internal road running from Islington Avenue and ending at our northerly lot line, southerly lot line of the proposed development lands.

## REQUEST:

- A. That no storage box, etc., lighting and no placement of any items that will cause noise, disturbance, cause any adverse impact to the adjoining lands be placed or be allowed to be installed, used, etc. at the end of such street.
- B. That no outside storage of garbage receptacles be placed on the developed lands, that all garbage be placed on the curbs on Islington Avenue on designated garbage days.
- C. No outside recycling receptacles be allowed, that all recycling receptacles be placed on curbs on Islington Avenue on designated recycling days.

MISC. QUESTIONS

1. How will the height of these buildings affect our enjoyment of the sun?
2. What affect will the fact that there could be a minimum of 13 vehicles coming into the interior road, adjacent to our property line, affect the noise levels and also affect the air quality?
3. What type of lighting will be placed on the houses and at what height and what affect will that have to our privacy and enjoyment of our property?

4. What type of street lighting and height will be placed on the street and at what height and what affect will that have to our privacy and enjoyment of our property?
5. How will the grading of the land adjacent to our property be dealt with, with respect to the grading of our property to ensure that there will be no damage to our property, etc.?
6. What assurance do we have that the builder will adhere to the protection of our property as it exists?
7. Regarding working hours during construction, what restrictions are in place for noise control other than the by-law restricting the operation of construction vehicles, equipment etc. between the hours of 0700 and 1900 hrs? Is there a possibility of changing the 0700 hours to a later time for commencement of the use of machinery etc. considering the location of our bedrooms in the back of our house, and also earlier than 1900 hrs due to the fact that that would be dinner time and if construction will be during months that we would be otherwise enjoying our backyard space would impact on our quiet enjoyment of our property and would be extremely intrusive into our daily lives and privacy?
8. For trees to be planted onto the developed lands, when would the landscaping be required to be completed or would the line of trees requested be required to be installed prior to construction due to lack of space after construction to complete the installation of large trees?
9. What monitoring will there be for the proposed installation of the privacy fence and trees, etc. to be constructed, installed, etc. on the proposed development site and will not encroach onto our lands?
10. What adverse effect would the construction of these units have on the surrounding vegetation with the change in air quality, air flow, potential loss of light?

## CONCLUSION

As we have a direct interest in the outcome of this matter, we would like the courtesy of being advised of any further meetings and or Committee of the Whole meetings to be able to attend. We would also request, due to the many concerns and issues we have with regards to the development of the lands in this Application, to meet with the Regional Councillors, Councillors, City staff to clarify these issues and to have an opportunity at some point to meet the developer of these lands.

Thank you.

Yours truly,



Victor Cortiula



Adele Cortiula

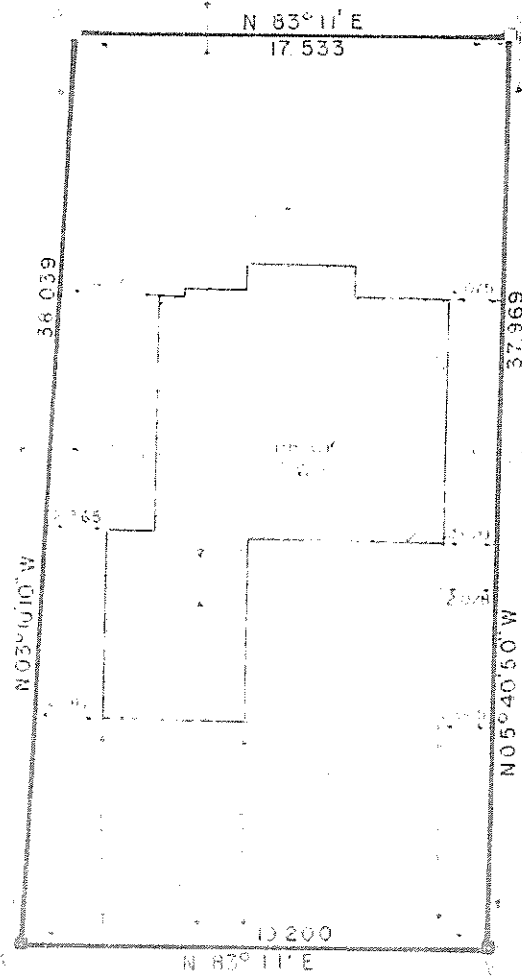
4 Hartman Avenue  
Woodbridge, Ontario  
L4L 1R6

C 11.9

INDEX OF PICTURES FOR CORTIULA/4 HARTMAN:

- A. Iron Bar at North west lot line
- B. Iron Bar at North east lot line
- C. Iron Bar at North east lot line
- D. Shows Majestic Maple Tree which sits on the Southwesterly corner of the proposed development site (it is beautiful as is, but when it is changing colours in the fall it is breathtaking)
- E. Shows "board fence" on Northerly lot line adjoining proposed development lands, Tree #36, and in background Trees #35 and #34 on adjoining lands

TOWN VAUGHAN C11-10  
REGIONAL MUNICIPALITY OF YORK



11-24-11

- P.2014.6**

## Recommendation

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

1. THAT the Public Hearing report for Files OP.12.006 and Z.12.015 (2165496 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by 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: January 31, 2014
- b) Circulation Area: 150 m and to the Woodbridge Core Ratepayers' Association and the Vaughan Ratepayers' Association
- c) Comments Received as of February 11, 2014: None

## Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of 13 block townhouse dwelling units within 3 blocks, as shown on Attachments #3 to #6:

1. Official Plan Amendment File OP.12.006 to amend the Official Plan policies of in-effect OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Secondary Plan), as follows:

	OPA #597 (Islington Avenue Corridor Secondary Plan) Policy	Proposed Amendments to OPA #597
a.	The subject lands are designated “Low Density Residential”, which permits single-detached and semi-detached dwelling units. The maximum permitted density in the “Low Density Residential” designation is 8.6 units per gross hectare (8.6 uph x 0.3124 ha = 3 units total).	Redesignate the subject lands to “Medium Density Residential” to permit a maximum of 13 block townhouse units with a maximum height of 3-storeys (47.5 uph).

b.	The maximum net density permitted in the “Medium Density Residential” designation is a Floor Space Index (FSI) of 0.5. Notwithstanding this provision, the maximum permitted density for block townhouse developments within the “Medium Density Residential” areas shall be calculated on a 35 units per net hectare basis (Total 10 units).	Permit a Floor Space Index (FSI) of 0.91 on the subject lands, equivalent to a maximum net density of 47.5 units per net hectare (calculated as follows: 13 units divided by 0.2741 ha).
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2. Zoning By-law Amendment File Z.12.015 to amend Zoning By-law 1-88, specifically to rezone the subject lands from R2 Residential Zone (single detached dwelling) to RM2 Multiple Residential Zone (block townhouse dwelling), together with the following site-specific zoning exceptions:

	<b>By-law Standard</b>	<b>By-law 1-88, RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to the RM2 Multiple Residential Zone Requirements</b>
a.	Minimum Lot Area	230 m <sup>2</sup> /unit	125 m <sup>2</sup> /unit (excluding road widening)
b.	Minimum Front Yard (Islington Avenue)	4.5 m	1.85 m
c.	Minimum Rear Yard (East)	4.5 m	2.3 m
d.	Minimum Interior Side Yard (Between Units 9 and 10)	1.5 m	1.25 m
e.	Maximum Lot Coverage	50%	61.5%
f.	Maximum Building Height	11 m	12.1 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.

## Background - Analysis and Options

Location	<ul style="list-style-type: none"> <li>East side of Islington Avenue, north of Hartman Avenue, municipally known as 8319, 8327 and 8331 Islington Avenue, shown as “Subject Lands” on Attachments #1 and #2.</li> <li>The subject lands has a current lot area of 0.31 ha, with each of the 3 existing residential lots containing a single-detached dwelling, which are proposed to be demolished.</li> </ul>
<p>Official Plan Designation</p> <p>a) In-Effect OPA #240, as amended by OPA #597</p> <p>b) New VOP 2010</p>	<ul style="list-style-type: none"> <li>The subject lands are designated “Low Density Residential” by in-effect OPA #240 (Woodbridge Community Plan), as amended by OPA #597 (Islington Avenue Corridor Secondary Plan). The “Low Density Residential” designation permits single detached and semi-detached dwelling units with a maximum density of 8.6 units per gross hectare (maximum 3 units). The proposed 13 unit block townhouse development with a density of 47.5 uph does not conform to the land use and density provisions of the in-effect official plan.</li> <li>The subject lands are designated “Low-Rise Residential (2)” by the new 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 September 27, 2011, March 20, 2012 and April 17, 2012) as further modified and endorsed by Region of York Council on June 28, 2012, and was approved, in part, on July 23, 2013, December 2, 2013, and February 3, 2014, by the Ontario Municipal Board. The “Low-Rise Residential (2)” designation permits residential units in low-rise building forms, with a maximum building height of 3.5-storeys and a maximum FSI of 0.5.</li> <li>The Plan also permits a density bonus of an additional 0.5 FSI, subject to the policies identified in Section 10.1.2.9 – Bonuses for Increases in Height or Density, in Volume 1 of the VOP 2010. Through Section 10.1.2.9, Zoning By-laws may be enacted by Vaughan Council, pursuant to Section 37 of the <i>Planning Act</i>, to permit development to occur with greater height and/or density than is otherwise permitted by the Plan, in return for the provision of various community benefits. The applicant has not submitted a community benefits and facilities study to the City. The Planning Department will need to review the applicability of this provision for the proposed development.</li> </ul> <p>The proposed block townhouse development with an FSI of 0.91 does not conform to the density provisions of VOP 2010.</p>
Zoning	<ul style="list-style-type: none"> <li>The subject lands are zoned R2 Residential Zone by Zoning By-law 1-88, which permits single detached dwellings only. An amendment to Zoning By-law 1-88 is required to rezone the subject lands to RM2 Multiple Residential Zone, and to permit</li> </ul>

	the site-specific zoning exceptions to Zoning By-law 1-88 that are required to implement the block townhouse proposal.
Surrounding Land Uses	<ul style="list-style-type: none"> <li>Shown on Attachment #2.</li> </ul>

### **Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity with Provincial Policies, Regional and City Official Plans	<ul style="list-style-type: none"> <li>The applications will be reviewed in consideration of the applicable Provincial policies and, Regional and City Official Plan policies.</li> <li>The proposed development must conform to the applicable Urban Design Guidelines in OPA #597.</li> </ul>
b.	Appropriateness of Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>The appropriateness of the proposed rezoning, together with the site-specific zoning exceptions required to facilitate 13 block townhouse dwelling units on the subject lands will be reviewed in consideration of the proposed site plan and building elevations and the surrounding existing and planned land uses, with particular consideration given to land use and built form compatibility.</li> </ul>
c.	Related Site Development File DA.12.037	<ul style="list-style-type: none"> <li>The related Site Development Application required to facilitate the proposed development will be reviewed to ensure appropriate building and site design, access, internal pedestrian and traffic circulation, sufficient parking and parking plan, private amenity space and landscaping, stormwater management, servicing and grading, building materials, transition between the proposed development and surrounding land uses, pedestrian connectivity, and appropriate site amenity areas, should the Official Plan and Zoning By-law Amendment applications be approved.</li> <li>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, energy efficient lighting, reduction in pavement to address the "heat island" effect, etc. will be reviewed and implemented through the site plan approval process, if the subject applications are approved.</li> </ul>



	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
d.	Conceptual Development Plan (for adjacent lands)	<ul style="list-style-type: none"> <li>▪ The owner has submitted a conceptual development plan, as shown on Attachment #6, for the adjacent lands to the north and south. The conceptual plan illustrates a potential development scenario for the subject lands and the adjacent lands, whereby the internal private road proposed for the subject lands extends into the adjacent lands to facilitate their potential future development, should they choose to develop.</li> </ul> <p>The owner is proposing a 1.1 m high retaining wall located along the south property limit of the subject lands, as shown on Attachment #3, which may interfere with the implementation of the conceptual development plan, and this will need to be reviewed by the Planning and Development/Transportation Engineering Departments.</p> <p>The Planning Department will review the appropriateness and feasibility of the proposed conceptual development plan.</p>
e.	Grading of Subject Lands in Relation to Adjacent Lands to the North/South	<ul style="list-style-type: none"> <li>▪ The proposed final grade of the subject lands will be reviewed in relation to the adjacent lands to the north and south to ensure an appropriate transition between existing and proposed land uses, should the applications be approved.</li> </ul>
f.	Driveway Access and Road Widening	<ul style="list-style-type: none"> <li>▪ The Region of York must review the design and location of the proposed driveway access, and any necessary road improvements, including a future road widening of Islington Avenue.</li> </ul>
g.	Internal Traffic Circulation	<ul style="list-style-type: none"> <li>▪ The proposed internal road shall be reviewed by the Vaughan Development/Transportation Engineering Department and the Vaughan Public Works Department, to ensure proper internal traffic circulation for vehicle turnaround and maneuvering, is maintained to City of Vaughan standards.</li> <li>▪ The Owner may be required to grant an access easement(s) over the subject lands in favour of the adjacent lands to the north and south, when, and if, these lands are developed, should the applications be approved.</li> </ul>
h.	Water and Servicing	<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 proposed development is approved. If servicing 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 lands by Vaughan Council.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
i.	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 applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Vaughan Legal Services Department, Real Estate Division.</li> </ul>
j.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> <li>▪ A Draft Plan of Condominium Application will be required to establish tenure for the proposed block townhouses, should the subject applications be approved.</li> </ul>
k.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Region of York and/or the Vaughan Development/Transportation Engineering Department must review and approve the following studies and reports submitted in support of the applications: <ul style="list-style-type: none"> <li>- Phase 1 Environmental Site Assessment, prepared by Chung and Vander Doelen Engineering Ltd.</li> <li>- Access Review, prepared by LEA Consulting Ltd.</li> <li>- Environmental Noise Assessment, prepared by Valcoustics Canada Ltd.</li> <li>- Stormwater Management and Functional Servicing Report, prepared by C.F. Crozier &amp; Associates Inc.</li> </ul> </li> </ul>

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

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

#### **Regional Implications**

The application has been circulated to the Region of York 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. Site Plan
4. Townhouse Elevations – For Units Fronting Islington Avenue

5. Townhouse Elevations – For Units Fronting Internal Road
6. Conceptual Development Plan

**Report prepared by:**

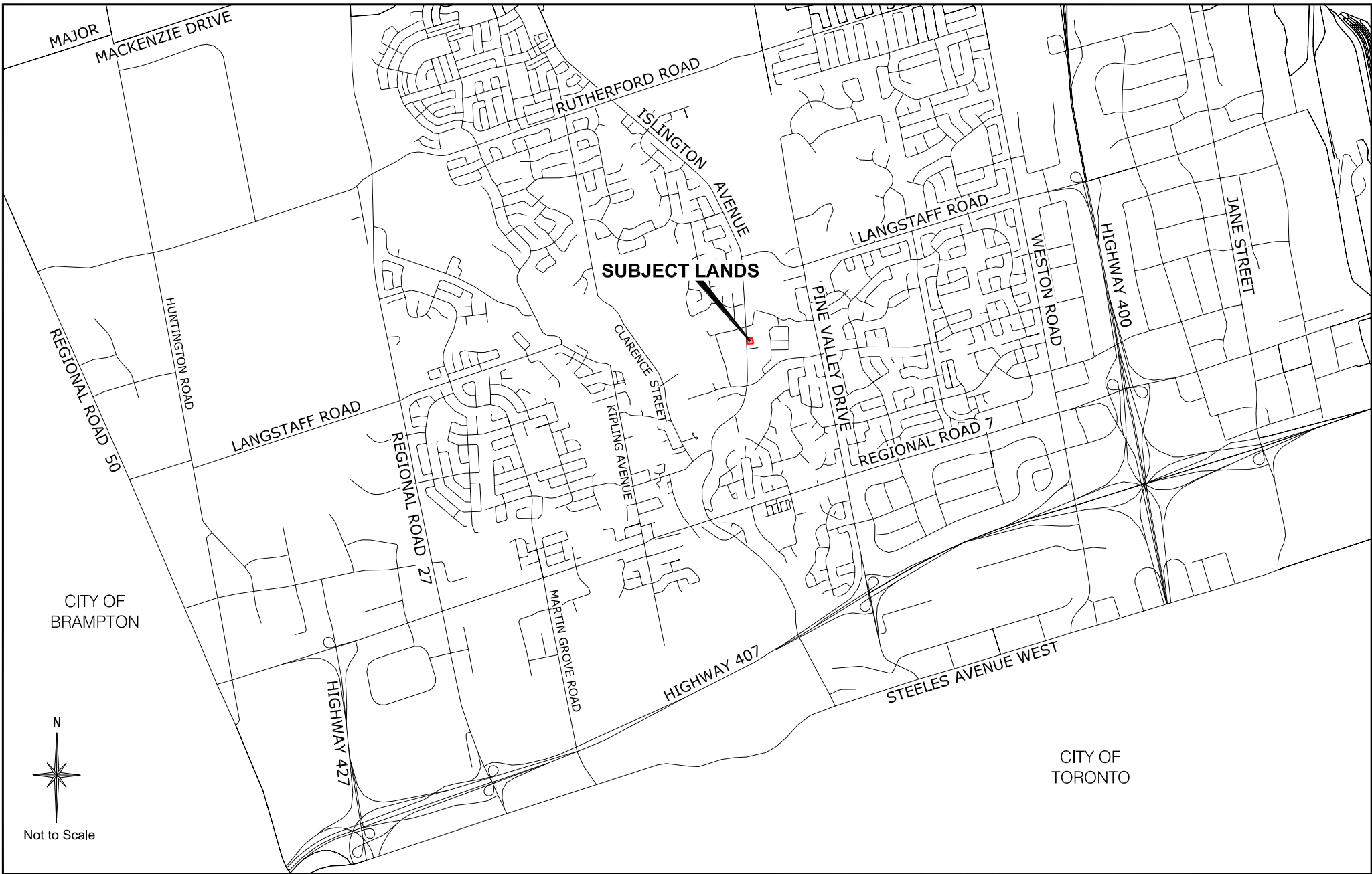
Daniel Woolfson, Planner, ext. 8213  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

/CM

GRANT UYEYAMA  
Interim Director of Planning, and  
Director of Development Planning



## Context Location Map

Location: Part of Lot 9,  
Concession 7

Applicant:  
2165496 Ontario Inc.

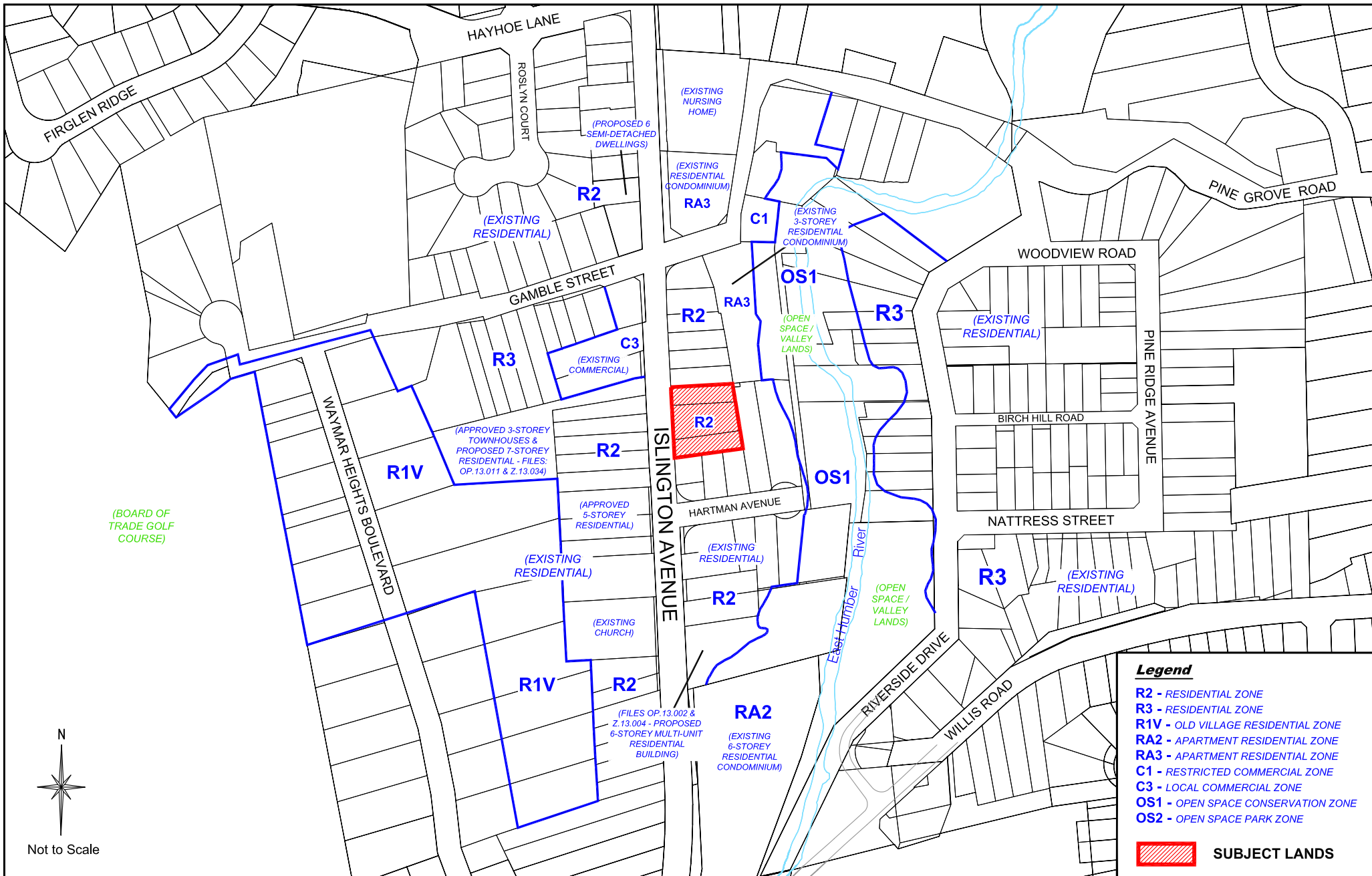


## Attachment

Files: OP.12.006 & Z.12.015  
Related File: DA.12.037

Date:  
February 25, 2014

1



## Location Map

Location: Part of Lot 9,  
Concession 7

Applicant:  
2165496 Ontario Inc.



## Attachment

Files: OP.12.006 & Z.12.015  
Related File: DA.12.037

Date:  
February 25, 2014

# 2



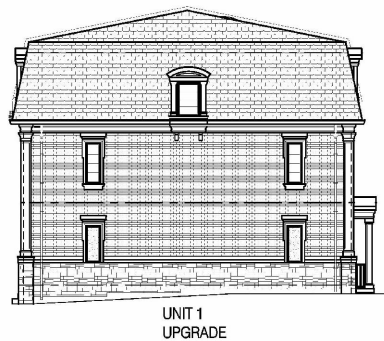




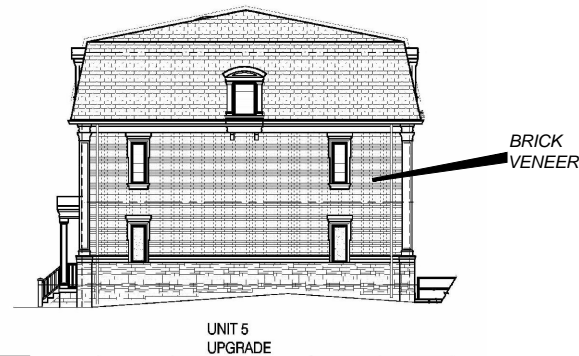
FRONT (WEST) ELEVATIONS - FACING ISLINGTON AVENUE



REAR (EAST) ELEVATIONS - FACING INTERIOR ROAD



SIDE (NORTH) ELEVATIONS



SIDE (SOUTH) ELEVATIONS

Not to Scale

## Townhouse Elevations - For Units Fronting Islington Avenue

Applicant: 2165496 Ontario Inc. Location: Part of Lot 9,  
Concession 7

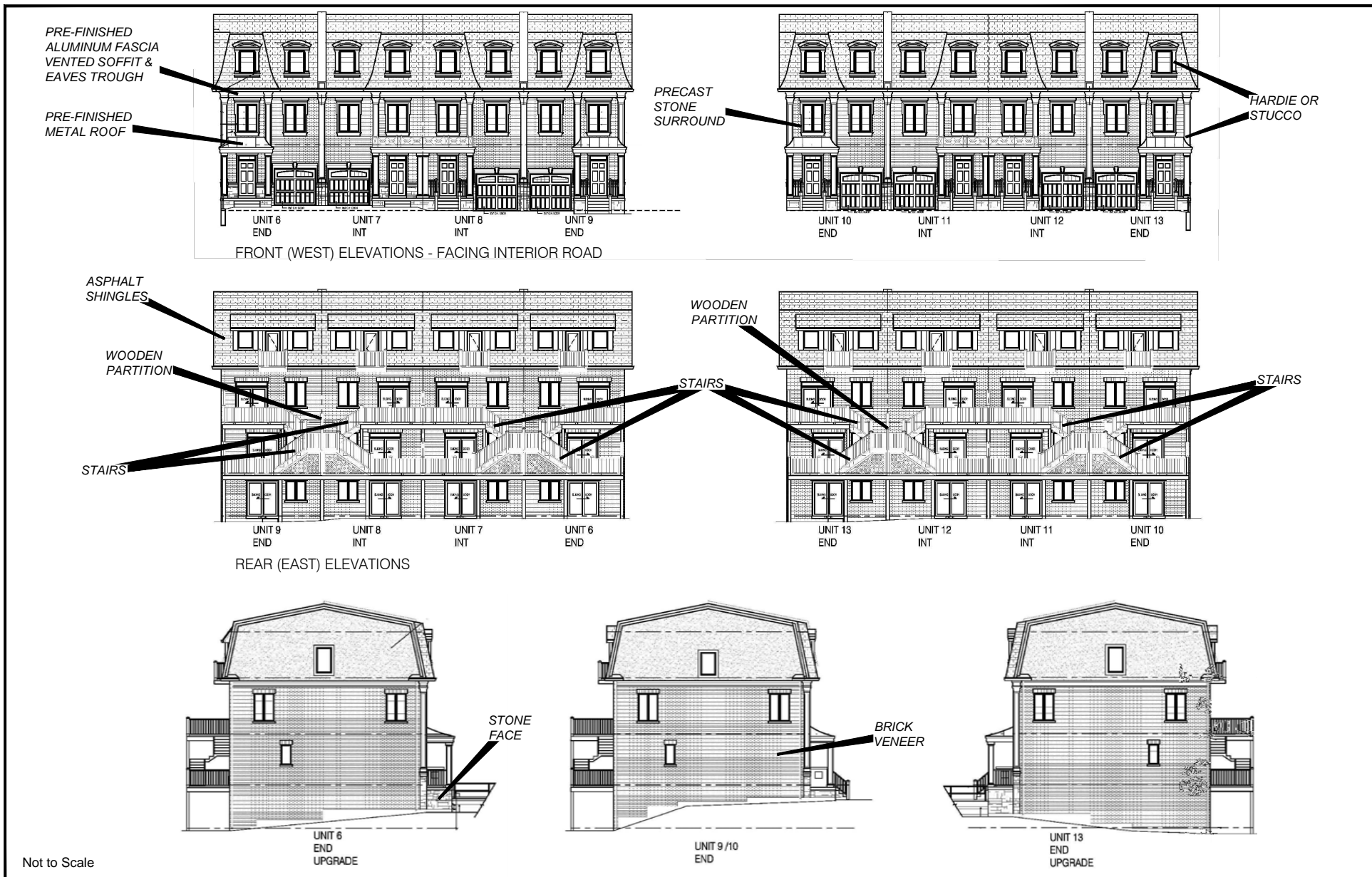


Attachment

Files: OP.12.006 & Z.12.015  
Related File: DA.12.037

Date:  
February 25, 2014

4



## Townhouse Elevations - For Units Fronting Internal Road

Applicant: 2165496 Ontario Inc. Location: Part of Lot 9, Concession 7



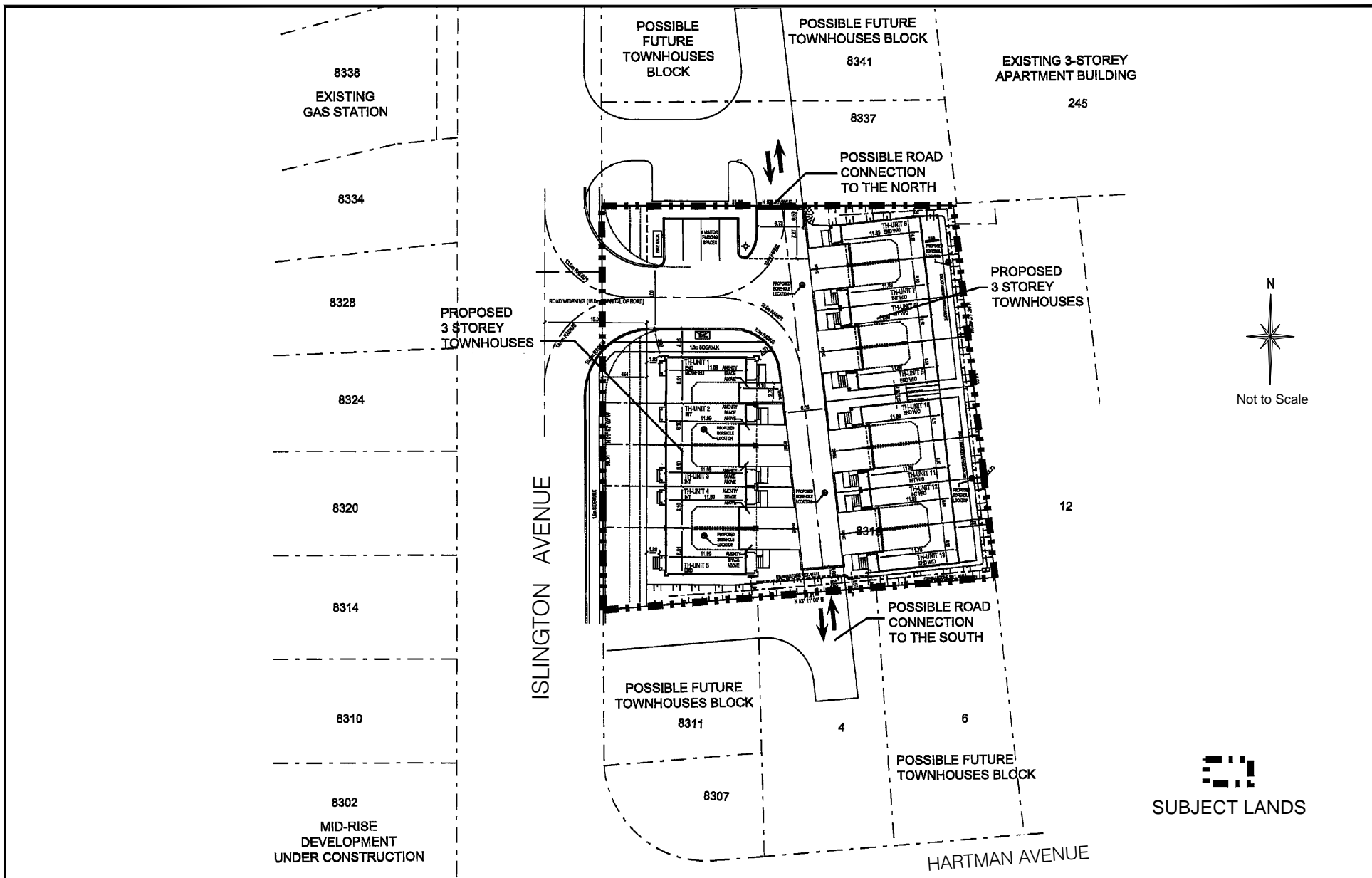
Attachment

Files: OP.12.006 & Z.12.015  
Related File: DA.12.037

Date: February 25, 2014

5





# Conceptual Development Plan

Applicant: Location: Part of Lot 9,  
2165496 Ontario Inc. Concession 7



# Attachment

Files: OP.12.006 & Z.12.015  
Related File: DA.12.037

Date:  
February 25, 2014

# 6