

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017**

Item 1, Report No. 32, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 26, 2017.

**1**

**OFFICIAL PLAN AMENDMENT FILE OP.15.007  
ZONING BY-LAW AMENDMENT FILE Z.15.030  
DRAFT PLAN OF SUBDIVISION FILE 19T-17V006  
ISLINGTON STEELES VENTURES INC.  
WARD 2 - VICINITY OF ISLINGTON AVENUE AND STEELES AVENUE WEST**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated September 19, 2017, be approved; and
- 2) That the following deputations be received:
  1. Ms. Sabrina Sgotto, Weston Consulting, representing the applicant;
  2. Mr. Adriano Volpentesta; and
  3. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg.

**Recommendation**

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files OP.15.007, Z.15.030 and 19T-17V006 (Islington Steeles Ventures Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

**Contribution to Sustainability**

The contribution to sustainability such as site and subdivision design and sustainable features 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: August 25, 2017.

The Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocols.

- b) Circulation Area: 150 m

The Notice of Public Hearing was also circulated to the West Woodbridge Homeowners' Association and the residents in the City of Toronto located within the identified circulation area.

- c) Comments Received:

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Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in the final technical report at a future Committee of the Whole meeting.

#### **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 regarding a proposal for the development, as shown on Attachments #3 to 9, consisting of:

- 156 back-to-back townhouse units within 17 blocks;
  - 18 townhouse units within the base of apartment Buildings “A” and “B”;
  - 674 residential units within 4 apartment buildings (Buildings “A”, “B”, “C” and “D”) ranging in height from 18 to 21-storeys;
  - 495 m<sup>2</sup> of ground floor commercial area only within Buildings “C” and “D” with frontage on Islington Avenue;
  - 1,456 parking spaces; and
  - 495 m<sup>2</sup> of ground floor commercial area only within Buildings “C” and “D” with frontage on Islington Avenue.
1. Official Plan Amendment File OP.15.007 to amend the policies of Vaughan Official Plan 2010 Volume 1, specifically to:
    - a) redesignate the subject lands from “Mid-Rise Mixed Use” to “High-Rise Mixed Use” to permit a maximum building height of 21-storeys and a Floor Space Index (FSI) of 1.95 times the area of the lot, whereas a maximum building height of 12-storeys and a FSI of 2.75 times the area of the lot is permitted; and
    - b) permit back-to-back townhouses (maximum of 16 units in one block) on the subject lands, as shown on Attachment #3, whereas townhouses, stacked townhouses and low-rise buildings are only permitted within 70 metres of an area designated “Low Rise Residential”.
  2. Zoning By-law Amendment File Z.15.030 to amend Zoning By-law 1-88, specifically to rezone the subject lands from RA3(H) Apartment Residential Zone with the Holding Symbol “(H)”, and subject to site-specific Exception 9(1323), to RM2 Multiple Residential Zone, together with the following site-specific zoning exceptions to the RM2 Zone standards of Zoning By-law 1-88:

Table 1:

	<b>Zoning By-law 1-88 Standard</b>	<b>RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to the RM2 Multiple Residential Zone Requirements</b>
a.	Permitted Uses in an RM2 Zone	<ul style="list-style-type: none"><li>- Apartment Dwelling</li><li>- Multiple Family Dwelling</li><li>- Block Townhouse Dwelling</li><li>- Day Nursery</li></ul>	Permit the following additional uses: <ul style="list-style-type: none"><li>- Back-to-Back Townhouse Dwelling</li></ul>

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			<ul style="list-style-type: none"> <li>- Neighbourhood Commercial Uses on the ground floor of Buildings “C” and “D” only to a maximum total combined gross floor area (GFA) of 495 m<sup>2</sup>, including: <ul style="list-style-type: none"> <li>- Bank or Financial Institution</li> <li>- Business or Professional Office, including the Office of a Regulated Health Professional</li> <li>- Eating Establishment, Eating Establishment Convenience, Eating Establishment Take-Out</li> <li>- Personal Service Shop</li> <li>- Pharmacy</li> <li>- Retail Store</li> <li>- Photography Studio</li> </ul> </li> </ul>
b.	Definition	Zoning By-law 1-88 does not include a definition for “Back-to-Back Townhouse Dwelling units”	Back-to-Back Townhouse Dwelling “means a Low-Rise Residential building, up to a maximum of three-storeys in height, and part of a row or block of residential units. A block of back-to-back townhouse units shall consist of two rows sharing a common back wall. Each back-to-back townhouse dwelling unit shall have its own at-grade entrance.”
c.	Definition “Dwelling Street Townhouse”	Means “a townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public street”.	Means “a townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public street or private common element road”.
d.	Definition - “Lot”	Means “a parcel of land fronting on a public street”.	Means “a parcel of land fronting on a public road or private common element road.”

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e.	Definition - "Street Line"	Means "the dividing line between a lot and a street or the dividing line between a lot and a reserve abutting the street".	Means "the dividing line between a lot and a street or a private common element road."
f.	Minimum Lot Frontage (Islington Avenue)	30 m	20 m
g.	Minimum Lot Area	230 m <sup>2</sup> per unit	93.9 m <sup>2</sup> per unit
h.	Minimum Front Yard Setback (Islington Avenue)	4.5 m	Buildings "B" and "C" - 2.6 m  Two-Storey Townhouses within Towers "B" and "C" - 2.5 m
i.	Minimum Front Yard Setback (Townhouse Blocks 1 to 17)	4.5 m, provided the minimum setback to a garage which faces a lot line shall be 6.4 m	4.05 m, with a minimum setback of a garage facing a lot line of 6.35 m
j.	Minimum Front Yard Setback (Underground Parking Garage - Islington Avenue)	1.8 m	0 m
k.	Maximum Building Height	11 m	13 m (Back-to-Back Townhouse Units)  56.4 m or 21-storeys (Buildings "A", "B", "C" and "D")

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i.	Minimum Amenity Area	<p>156, 3 Bedroom units @ 90 m<sup>2</sup> = 14,040 m<sup>2</sup></p> <p>+</p> <p>384, 2 Bedroom units @ 55 m<sup>2</sup> = 21,210 m<sup>2</sup></p> <p>+</p> <p>308, 1 Bedroom units @ 20 m<sup>2</sup> = 6,160 m<sup>2</sup></p> <p>Total Amenity Area Required = 41,410 m<sup>2</sup></p>	<p>All Townhouse Units @ 25 m<sup>2</sup>/unit = 3,900 m<sup>2</sup></p> <p>+</p> <p>All Apartment Units @ 8 m<sup>2</sup>/unit = 5,536 m<sup>2</sup></p> <p>+</p> <p>Outdoor Amenity Area = 1935 m<sup>2</sup></p> <p>Total Amenity Area Proposed = 11,371 m<sup>2</sup></p>
m.	Minimum Landscape Strip Width (Around the Visitor Parking Area)	3 m	0 m
n.	Minimum Landscape Strip Width (Islington Avenue)	3 m	2.5 m
o.	Minimum Parking Space Dimension	2.7 m x 6 m	2.7 m x 5.8 m
p.	Parking Requirements	<p>Residential Parking Spaces (848 Townhouses and Apartments) @ 1.5 spaces/unit: 1,272 spaces</p> <p>+</p> <p>Visitor Parking Spaces (848 Townhouses and Apartments) @ 0.25 spaces/unit: 212 spaces</p> <p>+</p> <p>Commercial Parking Spaces 495 m<sup>2</sup> @ 6 spaces/100 m<sup>2</sup>: 30 parking spaces</p> <p>Total Parking Required = 1,514 spaces</p>	<p>Residential Parking Spaces (848 Townhouses and Apartments) @ 1.474 spaces/unit: 1,250 spaces</p> <p>+</p> <p>Visitor Parking Spaces (848 Townhouses and Apartments) @ 0.235 spaces/unit: 199 spaces</p> <p>+</p> <p>Commercial Parking Spaces 495 m<sup>2</sup> @ 1.4 spaces/100 m<sup>2</sup>: 7 parking spaces</p> <p>Total Parking Proposed = 1,456 spaces</p>

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q.	Minimum Dimension of a Garage or Carport (Townhouse Blocks 1 to 17)	3 m x 6 m	2.7 m x 5 m
r.	Maximum Permitted Encroachments for Covered Porches (Townhouse Blocks 1-17 End Units Only)	1.8 m	2.36 m into the required front yard (abutting private common element roads)

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.

3. Draft Plan of Subdivision File 19T-17V006, as shown on Attachment #4, to facilitate a residential plan of subdivision consisting of the following:

Townhouse and Apartment Block (Block 1)	4.675 ha
Buffer Block (Block 2)	0.273 ha
<u>0.3 m Reserves (Blocks 3, 4 and 5)</u>	<u>0.005 ha</u>
Total	4.953 ha

#### **Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>▪ The subject lands are located on the west side of Islington Avenue, north of Steeles Avenue West, shown as “Subject Lands” on Attachments #1 and #2, and are municipally known as 7082 Islington Avenue.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>▪ The subject lands have a dual designation. The tableland portion of the subject lands, as shown on Attachments #2 and #3, are designated “Mid-Rise Mixed-Use” by Vaughan Official Plan 2010 (VOP 2010) and are located within a “Community Area” as identified on Schedule 1 VOP of 2010. The subject lands are also identified as an “Unapproved Area” (under consideration for core feature deletions, additions, or classifications as enhancement areas) on Schedule 2, respectively of VOP 2010.</li> <li>▪ There are valleylands located west of the proposed Draft Plan of Subdivision, as shown on Attachment #2. The valleylands are designated “Natural Areas” and identified as Core Features by VOP 2010.</li> </ul>

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	<ul style="list-style-type: none"> <li>▪ The “Mid-Rise Mixed-Use” designation permits residential uses, retail uses and mid-rise buildings with a maximum permitted building height of 9 to 12-storeys and a maximum permitted density of 2.75 times the area of the lot. The Owner is proposing to redesignate the subject lands from “Mid-Rise Mixed-Use” to “High-Rise Mixed-Use” and to permit a proposed building height of 18 to 21-storeys and an FSI of 1.95 times the subject lands.</li> <li>▪ The “High-Rise Mixed-Use” designation permits residential units, and buildings over 12-storeys in height, up to a maximum height permitted by Schedule 13 of VOP 2010.</li> <li>▪ Back-to-back townhouse dwellings are permitted in the “High-Rise Mixed-Use” designation only if the following criteria are met:</li> <li>▪ The lands designated “High-Rise Mixed-Use” are located within 70 metres of lands designated “Low-Rise Residential”. The subject lands are not located within 70 metres of lands designated “Low-Rise Residential; or</li> <li>▪ The lands designated “High-Rise Mixed Use” are located on streets that are not Arterial Streets or Major Collector Streets. Islington Avenue is designated as a Major Arterial Street.</li> <li>▪ Back-to-back townhouse dwellings are provided in the development proposal but are not recognized as a permitted building type under the “Low-Rise Residential” built form policies. The proposed development will be reviewed in consideration of the building types and development criteria pursuant to Sections 9.2.2.6, 9.2.3.2 and 9.2.3.4 of VOP 2010.</li> <li>▪ A maximum Floor Space Index (FSI) of 2.75 times the area of the lot is permitted on the subject lands. The Owner proposes a maximum FSI of 1.95 times the area of the lot, which conforms with VOP 2010.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ The subject lands are zoned RA3(H) Apartment Residential Zone with the Holding Symbol “(H),” subject to site-specific Exception 9(1323), and OS1 Open Space Conservation Zone.</li> <li>▪ Site-specific Exception 9(1323) only permits the production of field crops or a legally existing use, until the Holding Symbol “H” is removed. Upon removal of the Holding Symbol “(H)”, the zoning permits the development of the subject lands with the following: <ul style="list-style-type: none"> <li>- 7 apartment buildings</li> <li>- A maximum height of 12-storeys</li> <li>- 1,040 residential units (including live/work units)</li> </ul> </li> </ul>

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	<ul style="list-style-type: none"> <li>- A minimum amenity area of 30,500 m<sup>2</sup></li> <li>- A minimum landscape area of 20,000 m<sup>2</sup></li> <li>- A combined 5,562 m<sup>2</sup> of commercial uses on the ground, main and second floors of two apartment buildings that front onto Islington Avenue.</li> </ul> <ul style="list-style-type: none"> <li>▪ The Owner is proposing to rezone the subject lands from RA3(H) Apartment Residential Zone with the Holding Symbol “(H)”, subject to site-specific Exception 9(1323), and OS1 Open Space Conservation Zone, as shown on Attachment #2 to RM2 Multiple Residential Zone with the site-specific exceptions identified in Table 1 of this report, and OS1 Open Space Conservation Zone, in the manner shown on Attachment #3 to permit the proposed development.</li> <li>▪ In order to implement the proposed development, as shown on Attachments #3 to #9, amendments to Zoning By-law 1-88 are required.</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 Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial Policies, Regional and City Official Plans	<ul style="list-style-type: none"> <li>▪ The applications will be reviewed in consideration of the applicable Provincial policies and the Regional and City Official Plan policies.</li> <li>▪ The appropriateness of the proposed amendments to VOP 2010 to redesignate the site to “High-Rise Mixed-Use” will be reviewed in consideration of the development concept proposed for the subject lands (Attachments #3 to #9).</li> </ul>
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed rezoning and site-specific zoning amendments to facilitate the mixed-use residential and commercial development, as shown on Attachments #3 to #9, will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to land use, apartment floor plate sizes, environmental sustainability, transition, built form, compatibility, site organization, pedestrian accessibility, availability of community services, and traffic impacts.</li> </ul>



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c.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following studies and reports in support of the subject applications, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> <li>- Planning Justification Report</li> <li>- Functional Servicing and Stormwater Management Report</li> <li>- Geotechnical Soil Report</li> <li>- Sun/Shadow Study</li> <li>- Noise and Vibration Feasibility Study Addendum</li> <li>- Urban Design and Sustainability Brief</li> <li>- Arborist Report</li> <li>- Pedestrian Level Wind Preliminary Impact Assessment</li> <li>- Transportation, Access and Parking Study</li> <li>- Phase 1 and Phase 2 Environmental Site Assessment</li> <li>- Natural Heritage Review Study</li> <li>- Community Services and Facilities Study Confirmation Letter</li> <li>- Remedial Action Plan</li> </ul> </li> <li>▪ Additional reports may be required as part of the development review process.</li> </ul>
d.	Site Development Application	<ul style="list-style-type: none"> <li>▪ Should the subject applications be approved, a Site Development Application is required to address the following matters, including but not limited to: <ul style="list-style-type: none"> <li>- pedestrian and barrier-free accessibility;</li> <li>- proper vehicular and service vehicle (i.e. fire and garbage trucks) turning movements on the proposed private road;</li> <li>- the proposed single full movement access from Islington Avenue, and the requirement for an emergency access;</li> <li>- the number of units proposed within each townhouse block, particularly for Blocks 5, 8, 9, 10, 11, 12, 13 and 14;</li> <li>- the minimum facing distance between each townhouse block in order to maximize daylight, provide enhanced landscape areas and ensure privacy;</li> <li>- appropriate site design, building elevations and materials, enhanced landscaped areas (townhouse units), amenity area, snow storage areas, stormwater management, and servicing and grading;</li> <li>- increased enhanced landscape areas abutting the outdoor surface parking areas, particularly the commercial visitor parking spaces to provide adequate screening from the Islington Avenue streetscape;</li> <li>- the opportunity to provide a centralized shared amenity area and the potential connections to the valley and future trails;</li> <li>- accessibility and location of the proposed at-grade and underground residential visitor parking spaces;</li> <li>- minimizing asphalt surfaces;</li> </ul> </li> </ul>

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		<ul style="list-style-type: none"> <li>- the appropriate location and design of the garbage areas; and</li> <li>- the review of the natural heritage features on the site and the potential for a public park or trail connection to Thackeray Park.</li> </ul> <ul style="list-style-type: none"> <li>• All issues identified through the review of the Site Development application will be addressed together with the subject Official Plan and Zoning By-law Amendment applications in a comprehensive technical report to a future Committee of the Whole meeting.</li> </ul>
e.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the site plan approval process, if approved.</li> </ul>
f.	Parkland Dedication and Amenity Area	<ul style="list-style-type: none"> <li>▪ The subject lands are not located within 500 m of a Neighbourhood Park or any public community services. Particular consideration will be given to assessing the requirement for a Neighbourhood Park (Parkland Dedication), and for the provision of a walkway trail connection to Thackeray Park to the west.</li> <li>▪ The size of the outdoor amenity space in relation to the total number of units proposed and other public parks/amenity areas in the vicinity of the subject lands must be reviewed to the satisfaction of the City of Vaughan.</li> </ul>
g.	Draft Plan of Condominium Application	<ul style="list-style-type: none"> <li>▪ Should the subject application be approved, a Draft Plan of Condominium Application will be required to establish the condominium tenure of the common elements (i.e. private road, internal sidewalk, visitor parking, and common landscaped amenity areas).</li> </ul>
h.	Phasing	<ul style="list-style-type: none"> <li>▪ A Development Concept and Phasing Plan(s) must be submitted to:               <ul style="list-style-type: none"> <li>- identify how the proposed development (2 phases) will be phased;</li> <li>- consider neighbouring uses and the need to buffer or stage uses; and</li> <li>- identify the public infrastructure and facilities required to service the development (or each phase thereof).</li> </ul> </li> </ul>

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i.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"><li>▪ The proposed open space buffers of the subject lands are partially regulated by the Toronto and Region Conservation Authority (TRCA) pursuant to Ontario Regulation 166/06. The proposal must be reviewed to the satisfaction of the TRCA with regard to the establishment of the development limits, buffer areas, appropriate building setbacks, tree preservation areas, geotechnical and servicing requirements.</li></ul>
		<ul style="list-style-type: none"><li>▪ The lands identified as “Other Lands Owned by Applicant” on Attachment #2 are zoned PB1 Parkway Belt Open Space Zone, and designated “Natural Areas”, and identified as a Core Feature by VOP 2010. Section 3.2.3.10 of VOP 2010 requires that Core Features and their related vegetation protection zone(s) be conveyed to the City and/or TRCA as a condition of development approval. To enable comprehensive management, such features shall not be fragmented, but shall be brought into public ownership to ensure their continued protection and management. Although the lands to the west are not subject to the current Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications, opportunities for the dedication of these lands into public ownership will be explored with the Owner through the review of the subject applications.</li></ul>
j.	Water and Servicing Allocation	<ul style="list-style-type: none"><li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the applications are approved. If servicing capacity is unavailable, the lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.</li></ul>
k.	Remedial Action Plan	<ul style="list-style-type: none"><li>▪ The Owner has submitted a Phase 1 and 2 Environmental Site Assessment (ESA) and Remedial Action Plan (RAP) prepared by Fisher Environmental Ltd. The Owner is required to file a Ministry of the Environment and Climate Change (MOECC) Record of Site Condition (RSC) confirming that the lands are suitable for the proposed residential use, prior to consideration of these applications in a technical report by the Committee of the Whole.</li></ul>

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

The applicability of these applications to the Term of Council Service Excellence Map will be determined when the technical report is considered.

#### **Regional Implications**

The applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. The Owner has applied for an exemption from York Region approval of the Official Plan Amendment application. Any issues identified by York Region will be addressed when the technical report is considered.

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**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. Proposed Site Plan & Zoning
4. Proposed Draft Plan of Subdivision File 19T-17V006
5. Proposed Elevations for Buildings A, B, C and D
6. Building Sections (Townhouse Elevations)
7. Typical Townhouse Elevations
8. Proposed Landscape Master Plan
9. Perspective Rendering

**Report prepared by:**

Natalie Wong, Planner, ext. 8866

Carmela Marrelli, Senior Planner, ext. 8791

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

1.      **OFFICIAL PLAN AMENDMENT FILE OP.15.007      P.2017.16**  
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**WARD 2 - VICINITY OF ISLINGTON AVENUE AND STEELES AVENUE WEST**

**Recommendation**

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1.      THAT the Public Hearing report for Files OP.15.007, Z.15.030 and 19T-17V006 (Islington Steeles Ventures Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

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**Economic Impact**

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**Communications Plan**

- a)      Date the Notice of Public Hearing was circulated: August 25, 2017.

The Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocols.

- b)      Circulation Area: 150 m

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Table 1:

	<b>Zoning By-law 1-88 Standard</b>	<b>RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to the RM2 Multiple Residential Zone Requirements</b>
a.	Permitted Uses in an RM2 Zone	<ul style="list-style-type: none"> <li>- Apartment Dwelling</li> <li>- Multiple Family Dwelling</li> <li>- Block Townhouse Dwelling</li> <li>- Day Nursery</li> </ul>	<p>Permit the following additional uses:</p> <ul style="list-style-type: none"> <li>- Back-to-Back Townhouse Dwelling</li> <li>- Neighbourhood Commercial Uses on the ground floor of Buildings “C” and “D” only to a maximum total combined gross floor area (GFA) of 495 m<sup>2</sup>, including:               <ul style="list-style-type: none"> <li>- Bank or Financial Institution</li> <li>- Business or Professional Office, including the Office of a Regulated Health Professional</li> </ul> </li> </ul>

	<b>Zoning By-law 1-88 Standard</b>	<b>RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to the RM2 Multiple Residential Zone Requirements</b>
			<ul style="list-style-type: none"> <li>- Eating Establishment, Eating Establishment Convenience, Eating Establishment Take-Out</li> <li>- Personal Service Shop</li> <li>- Pharmacy</li> <li>- Retail Store</li> <li>- Photography Studio</li> </ul>
b.	Definition	Zoning By-law 1-88 does not include a definition for "Back-to-Back Townhouse Dwelling units"	Back-to-Back Townhouse Dwelling "means a Low-Rise Residential building, up to a maximum of three-storeys in height, and part of a row or block of residential units. A block of back-to-back townhouse units shall consist of two rows sharing a common back wall. Each back-to-back townhouse dwelling unit shall have its own at-grade entrance."
c.	Definition "Dwelling Street Townhouse"	Means "a townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public street".	Means "a townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public street or private common element road".
d.	Definition - "Lot"	Means "a parcel of land fronting on a public street".	Means "a parcel of land fronting on a public road or private common element road."
e.	Definition - "Street Line"	Means "the dividing line between a lot and a street or the dividing line between a lot and a reserve abutting the street".	Means "the dividing line between a lot and a street or a private common element road."
f.	Minimum Lot Frontage (Islington Avenue)	30 m	20 m

	<b>Zoning By-law 1-88 Standard</b>	<b>RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to the RM2 Multiple Residential Zone Requirements</b>
g.	Minimum Lot Area	230 m <sup>2</sup> per unit	93.9 m <sup>2</sup> per unit
h.	Minimum Front Yard Setback (Islington Avenue)	4.5 m	Buildings "B" and "C" - 2.6 m  Two-Storey Townhouses within Towers "B" and "C" - 2.5 m
i.	Minimum Front Yard Setback (Townhouse Blocks 1 to 17)	4.5 m, provided the minimum setback to a garage which faces a lot line shall be 6.4 m	4.05 m, with a minimum setback of a garage facing a lot line of 6.35 m
j.	Minimum Front Yard Setback (Underground Parking Garage - Islington Avenue)	1.8 m	0 m
k.	Maximum Building Height	11 m	13 m (Back-to-Back Townhouse Units)  56.4 m or 21-storeys (Buildings "A", "B", "C" and "D")
l.	Minimum Amenity Area	156, 3 Bedroom units @ 90 m <sup>2</sup> = 14,040 m <sup>2</sup> + 384, 2 Bedroom units @ 55 m <sup>2</sup> = 21,210 m <sup>2</sup> + 308, 1 Bedroom units @ 20 m <sup>2</sup> = 6,160 m <sup>2</sup>  Total Amenity Area Required = 41,410 m <sup>2</sup>	All Townhouse Units @ 25 m <sup>2</sup> /unit = 3,900 m <sup>2</sup> + All Apartment Units @ 8 m <sup>2</sup> /unit = 5,536 m <sup>2</sup> + Outdoor Amenity Area = 1935 m <sup>2</sup>  Total Amenity Area Proposed = 11,371 m <sup>2</sup>
m.	Minimum Landscape Strip Width (Around the Visitor Parking Area)	3 m	0 m



	<b>Zoning By-law 1-88 Standard</b>	<b>RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to the RM2 Multiple Residential Zone Requirements</b>
n.	Minimum Landscape Strip Width (Islington Avenue)	3 m	2.5 m
o.	Minimum Parking Space Dimension	2.7 m x 6 m	2.7 m x 5.8 m
p.	Parking Requirements	Residential Parking Spaces (848 Townhouses and Apartments) @ 1.5 spaces/unit: 1,272 spaces + Visitor Parking Spaces (848 Townhouses and Apartments) @ 0.25 spaces/unit: 212 spaces + Commercial Parking Spaces 495 m <sup>2</sup> @ 6 spaces/100 m <sup>2</sup> : 30 parking spaces  Total Parking Required = 1,514 spaces	Residential Parking Spaces (848 Townhouses and Apartments) @ 1.474 spaces/unit: 1,250 spaces + Visitor Parking Spaces (848 Townhouses and Apartments) @ 0.235 spaces/unit: 199 spaces + Commercial Parking Spaces 495 m <sup>2</sup> @ 1.4 spaces/100 m <sup>2</sup> : 7 parking spaces  Total Parking Proposed = 1,456 spaces
q.	Minimum Dimension of a Garage or Carport (Townhouse Blocks 1 to 17)	3 m x 6 m	2.7 m x 5 m
r.	Maximum Permitted Encroachments for Covered Porches (Townhouse Blocks 1-17 End Units Only)	1.8 m	2.36 m into the required front yard (abutting private common element roads)

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.

3. Draft Plan of Subdivision File 19T-17V006, as shown on Attachment #4, to facilitate a residential plan of subdivision consisting of the following:

Townhouse and Apartment Block (Block 1)	4.675 ha
Buffer Block (Block 2)	0.273 ha
<u>0.3 m Reserves (Blocks 3, 4 and 5)</u>	<u>0.005 ha</u>
Total	4.953 ha

### **Background - Analysis and Options**

Location	<ul style="list-style-type: none"> <li>The subject lands are located on the west side of Islington Avenue, north of Steeles Avenue West, shown as "Subject Lands" on Attachments #1 and #2, and are municipally known as 7082 Islington Avenue.</li> </ul>
Official Plan Designation	<ul style="list-style-type: none"> <li>The subject lands have a dual designation. The tableland portion of the subject lands, as shown on Attachments #2 and #3, are designated "Mid-Rise Mixed-Use" by Vaughan Official Plan 2010 (VOP 2010) and are located within a "Community Area" as identified on Schedule 1 VOP of 2010. The subject lands are also identified as an "Unapproved Area" (under consideration for core feature deletions, additions, or classifications as enhancement areas) on Schedule 2, respectively of VOP 2010.</li> <li>There are valleylands located west of the proposed Draft Plan of Subdivision, as shown on Attachment #2. The valleylands are designated "Natural Areas" and identified as Core Features by VOP 2010.</li> <li>The "Mid-Rise Mixed-Use" designation permits residential uses, retail uses and mid-rise buildings with a maximum permitted building height of 9 to 12-storeys and a maximum permitted density of 2.75 times the area of the lot. The Owner is proposing to redesignate the subject lands from "Mid-Rise Mixed-Use" to "High-Rise Mixed-Use" and to permit a proposed building height of 18 to 21-storeys and an FSI of 1.95 times the subject lands.</li> <li>The "High-Rise Mixed-Use" designation permits residential units, and buildings over 12-storeys in height, up to a maximum height permitted by Schedule 13 of VOP 2010.</li> <li>Back-to-back townhouse dwellings are permitted in the "High-Rise Mixed-Use" designation only if the following criteria are met: <ul style="list-style-type: none"> <li>The lands designated "High-Rise Mixed-Use" are located within 70 metres of lands designated "Low-Rise Residential". The subject lands are not located within 70 metres of lands designated "Low-Rise Residential"; or</li> <li>The lands designated "High-Rise Mixed Use" are located on streets that are not Arterial Streets or Major Collector Streets. Islington Avenue is designated as a Major Arterial Street.</li> </ul> </li> <li>Back-to-back townhouse dwellings are provided in the development proposal but are not recognized as a permitted building type under the "Low-Rise Residential" built form policies.</li> </ul>

	<p>The proposed development will be reviewed in consideration of the building types and development criteria pursuant to Sections 9.2.2.6, 9.2.3.2 and 9.2.3.4 of VOP 2010.</p> <ul style="list-style-type: none"> <li>▪ A maximum Floor Space Index (FSI) of 2.75 times the area of the lot is permitted on the subject lands. The Owner proposes a maximum FSI of 1.95 times the area of the lot, which conforms with VOP 2010.</li> </ul>
Zoning	<ul style="list-style-type: none"> <li>▪ The subject lands are zoned RA3(H) Apartment Residential Zone with the Holding Symbol "(H)," subject to site-specific Exception 9(1323), and OS1 Open Space Conservation Zone.</li> <li>▪ Site-specific Exception 9(1323) only permits the production of field crops or a legally existing use, until the Holding Symbol "H" is removed. Upon removal of the Holding Symbol "(H)", the zoning permits the development of the subject lands with the following: <ul style="list-style-type: none"> <li>- 7 apartment buildings</li> <li>- A maximum height of 12-storeys</li> <li>- 1,040 residential units (including live/work units)</li> <li>- A minimum amenity area of 30,500 m<sup>2</sup></li> <li>- A minimum landscape area of 20,000 m<sup>2</sup></li> <li>- A combined 5,562 m<sup>2</sup> of commercial uses on the ground, main and second floors of two apartment buildings that front onto Islington Avenue.</li> </ul> </li> <li>▪ The Owner is proposing to rezone the subject lands from RA3(H) Apartment Residential Zone with the Holding Symbol "(H)", subject to site-specific Exception 9(1323), and OS1 Open Space Conservation Zone, as shown on Attachment #2 to RM2 Multiple Residential Zone with the site-specific exceptions identified in Table 1 of this report, and OS1 Open Space Conservation Zone, in the manner shown on Attachment #3 to permit the proposed development.</li> <li>▪ In order to implement the proposed development, as shown on Attachments #3 to #9, amendments to Zoning By-law 1-88 are required.</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 Development 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 the Regional and City Official Plan policies.</li> <li>▪ The appropriateness of the proposed amendments to VOP 2010 to redesignate the site to “High-Rise Mixed-Use” will be reviewed in consideration of the development concept proposed for the subject lands (Attachments #3 to #9).</li> </ul>
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed rezoning and site-specific zoning amendments to facilitate the mixed-use residential and commercial development, as shown on Attachments #3 to #9, will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to land use, apartment floor plate sizes, environmental sustainability, transition, built form, compatibility, site organization, pedestrian accessibility, availability of community services, and traffic impacts.</li> </ul>
c.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following studies and reports in support of the subject applications, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> <li>- Planning Justification Report</li> <li>- Functional Servicing and Stormwater Management Report</li> <li>- Geotechnical Soil Report</li> <li>- Sun/Shadow Study</li> <li>- Noise and Vibration Feasibility Study Addendum</li> <li>- Urban Design and Sustainability Brief</li> <li>- Arborist Report</li> <li>- Pedestrian Level Wind Preliminary Impact Assessment</li> <li>- Transportation, Access and Parking Study</li> <li>- Phase 1 and Phase 2 Environmental Site Assessment</li> <li>- Natural Heritage Review Study</li> <li>- Community Services and Facilities Study Confirmation Letter</li> <li>- Remedial Action Plan</li> </ul> </li> <li>▪ Additional reports may be required as part of the development review process.</li> </ul>
d.	Site Development Application	<ul style="list-style-type: none"> <li>▪ Should the subject applications be approved, a Site Development Application is required to address the following matters, including but not limited to: <ul style="list-style-type: none"> <li>- pedestrian and barrier-free accessibility;</li> <li>- proper vehicular and service vehicle (i.e. fire and garbage trucks) turning movements on the proposed private road;</li> </ul> </li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>- the proposed single full movement access from Islington Avenue, and the requirement for an emergency access;</li> <li>- the number of units proposed within each townhouse block, particularly for Blocks 5, 8, 9, 10, 11, 12, 13 and 14;</li> <li>- the minimum facing distance between each townhouse block in order to maximize daylight, provide enhanced landscape areas and ensure privacy;</li> <li>- appropriate site design, building elevations and materials, enhanced landscaped areas (townhouse units), amenity area, snow storage areas, stormwater management, and servicing and grading;</li> <li>- increased enhanced landscape areas abutting the outdoor surface parking areas, particularly the commercial visitor parking spaces to provide adequate screening from the Islington Avenue streetscape;</li> <li>- the opportunity to provide a centralized shared amenity area and the potential connections to the valley and future trails;</li> <li>- accessibility and location of the proposed at-grade and underground residential visitor parking spaces;</li> <li>- minimizing asphalt surfaces;</li> <li>- the appropriate location and design of the garbage areas; and</li> <li>- the review of the natural heritage features on the site and the potential for a public park or trail connection to Thackeray Park.</li> </ul> <ul style="list-style-type: none"> <li>• All issues identified through the review of the Site Development application will be addressed together with the subject Official Plan and Zoning By-law Amendment applications in a comprehensive technical report to a future Committee of the Whole meeting.</li> </ul>
e.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the site plan approval process, if approved.</li> </ul>
f.	Parkland Dedication and Amenity Area	<ul style="list-style-type: none"> <li>▪ The subject lands are not located within 500 m of a Neighbourhood Park or any public community services. Particular consideration will be given to assessing the requirement for a Neighbourhood Park (Parkland Dedication), and for the provision of a walkway trail connection to Thackeray Park to the west.</li> <li>▪ The size of the outdoor amenity space in relation to the total number of units proposed and other public parks/amenity areas in the vicinity of the subject lands must be reviewed to the satisfaction of the City of Vaughan.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
g.	Draft Plan of Condominium Application	<ul style="list-style-type: none"> <li>Should the subject application be approved, a Draft Plan of Condominium Application will be required to establish the condominium tenure of the common elements (i.e. private road, internal sidewalk, visitor parking, and common landscaped amenity areas).</li> </ul>
h.	Phasing	<ul style="list-style-type: none"> <li>A Development Concept and Phasing Plan(s) must be submitted to:               <ul style="list-style-type: none"> <li>identify how the proposed development (2 phases) will be phased;</li> <li>consider neighbouring uses and the need to buffer or stage uses; and</li> <li>identify the public infrastructure and facilities required to service the development (or each phase thereof).</li> </ul> </li> </ul>
i.	Toronto and Region Conservation Authority (TRCA)	<ul style="list-style-type: none"> <li>The proposed open space buffers of the subject lands are partially regulated by the Toronto and Region Conservation Authority (TRCA) pursuant to Ontario Regulation 166/06. The proposal must be reviewed to the satisfaction of the TRCA with regard to the establishment of the development limits, buffer areas, appropriate building setbacks, tree preservation areas, geotechnical and servicing requirements.</li> <li>The lands identified as "Other Lands Owned by Applicant" on Attachment #2 are zoned PB1 Parkway Belt Open Space Zone, and designated "Natural Areas", and identified as a Core Feature by VOP 2010. Section 3.2.3.10 of VOP 2010 requires that Core Features and their related vegetation protection zone(s) be conveyed to the City and/or TRCA as a condition of development approval. To enable comprehensive management, such features shall not be fragmented, but shall be brought into public ownership to ensure their continued protection and management. Although the lands to the west are not subject to the current Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications, opportunities for the dedication of these lands into public ownership will be explored with the Owner through the review of the subject applications.</li> </ul>
j.	Water and Servicing Allocation	<ul style="list-style-type: none"> <li>The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the applications are approved. If servicing capacity is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.</li> </ul>

k.	Remedial Action Plan	<ul style="list-style-type: none"> <li>The Owner has submitted a Phase 1 and 2 Environmental Site Assessment (ESA) and Remedial Action Plan (RAP) prepared by Fisher Environmental Ltd. The Owner is required to file a Ministry of the Environment and Climate Change (MOECC) Record of Site Condition (RSC) confirming that the lands are suitable for the proposed residential use, prior to consideration of these applications in a technical report by the Committee of the Whole.</li> </ul>
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### **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

The applicability of these applications to the Term of Council Service Excellence Map will be determined when the technical report is considered.

### **Regional Implications**

The applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. The Owner has applied for an exemption from York Region approval of the Official Plan Amendment application. Any issues identified by York Region 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 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. Proposed Site Plan & Zoning
4. Proposed Draft Plan of Subdivision File 19T-17V006
5. Proposed Elevations for Buildings A, B, C and D
6. Building Sections (Townhouse Elevations)
7. Typical Townhouse Elevations
8. Proposed Landscape Master Plan
9. Perspective Rendering

### **Report prepared by:**

Natalie Wong, Planner, ext. 8866  
Carmela Marrelli, Senior Planner, ext. 8791

Respectfully submitted,

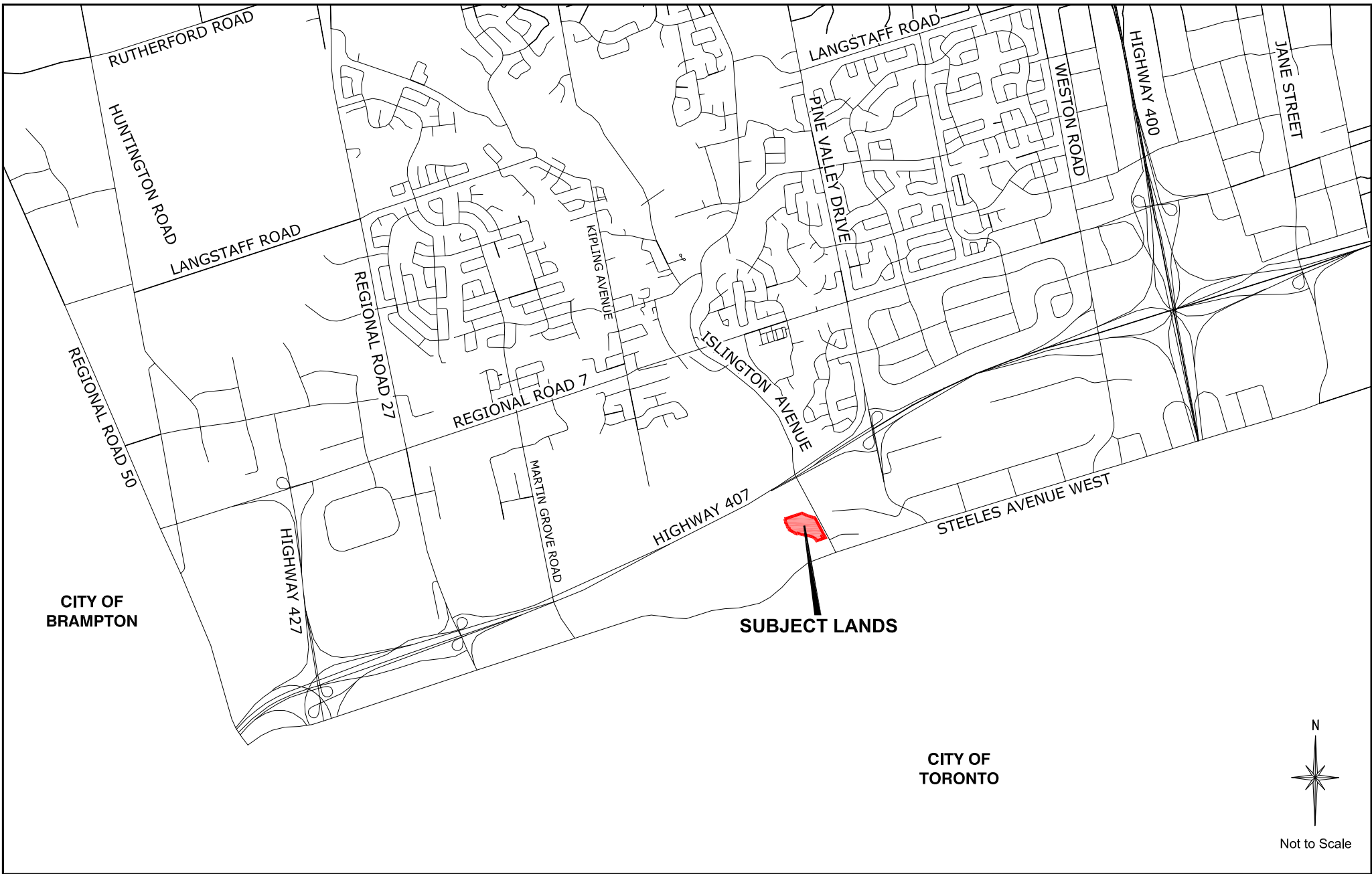
JOHN MACKENZIE  
Deputy City Manager  
Planning & Growth Management

MAURO PEVERINI  
Director of Development Planning

BILL KIRU  
Senior Manager of Development Planning

/CM





# Context Location Map

Location: Part of Lot 1,  
Concession 7

Applicant:  
Islington Steeles Ventures Inc.

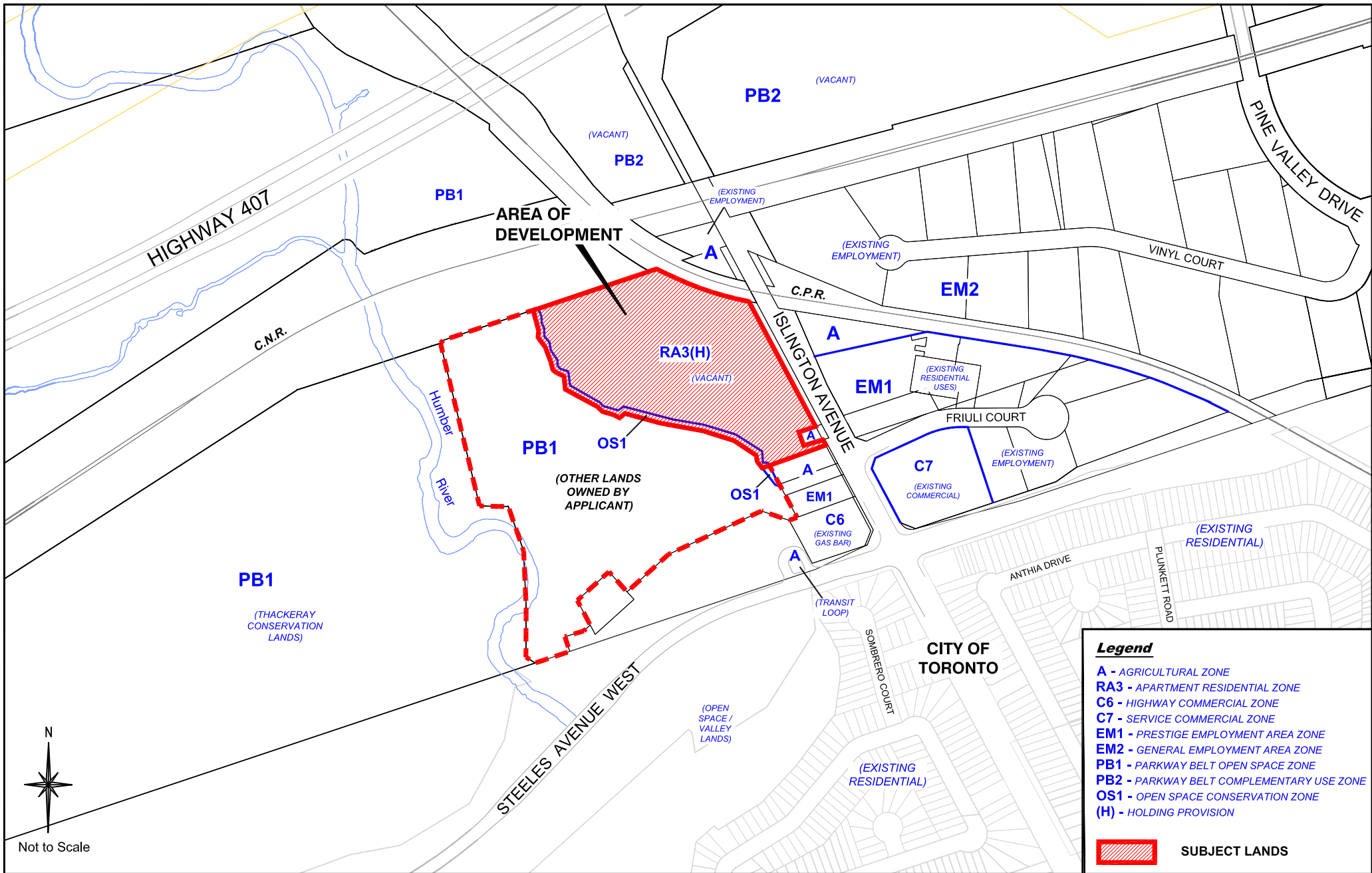


# Attachment

Files:  
OP.15.007, Z.15.030 &  
19T-17V006

Date: September 19, 2017

1



## Location Map

Location: Part of Lot 1,  
Concession 7

Applicant:  
Islington Steeles Ventures Inc.

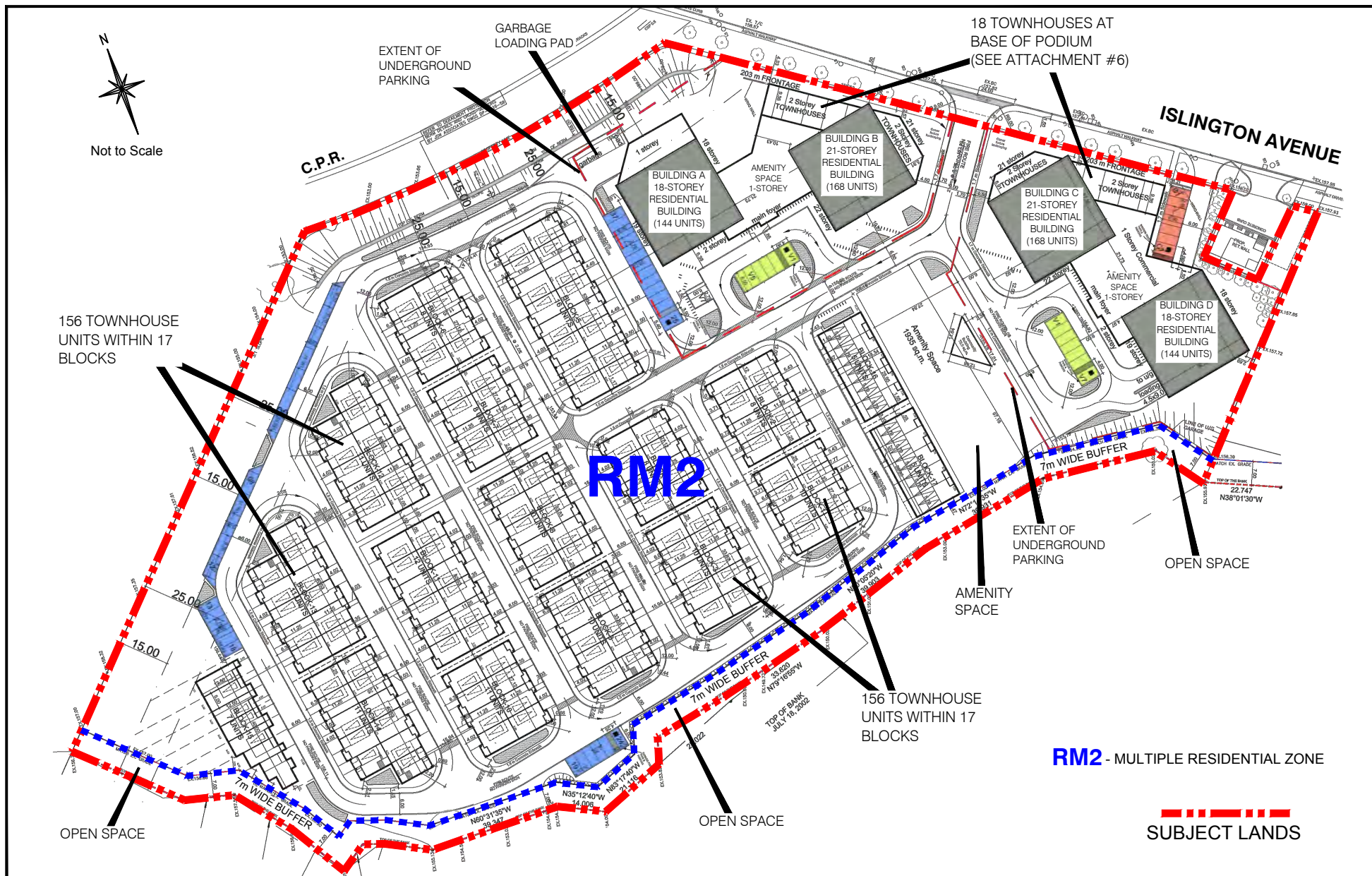


## Attachment

Files:  
OP.15.007, Z.15.030 &  
19T-17V006

Date: September 19, 2017

2



## Proposed Site Plan & Zoning

Location: Part of Lot 1,  
Concession 7

Applicant:  
Islington Steeles Ventures Inc.

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## Attachment

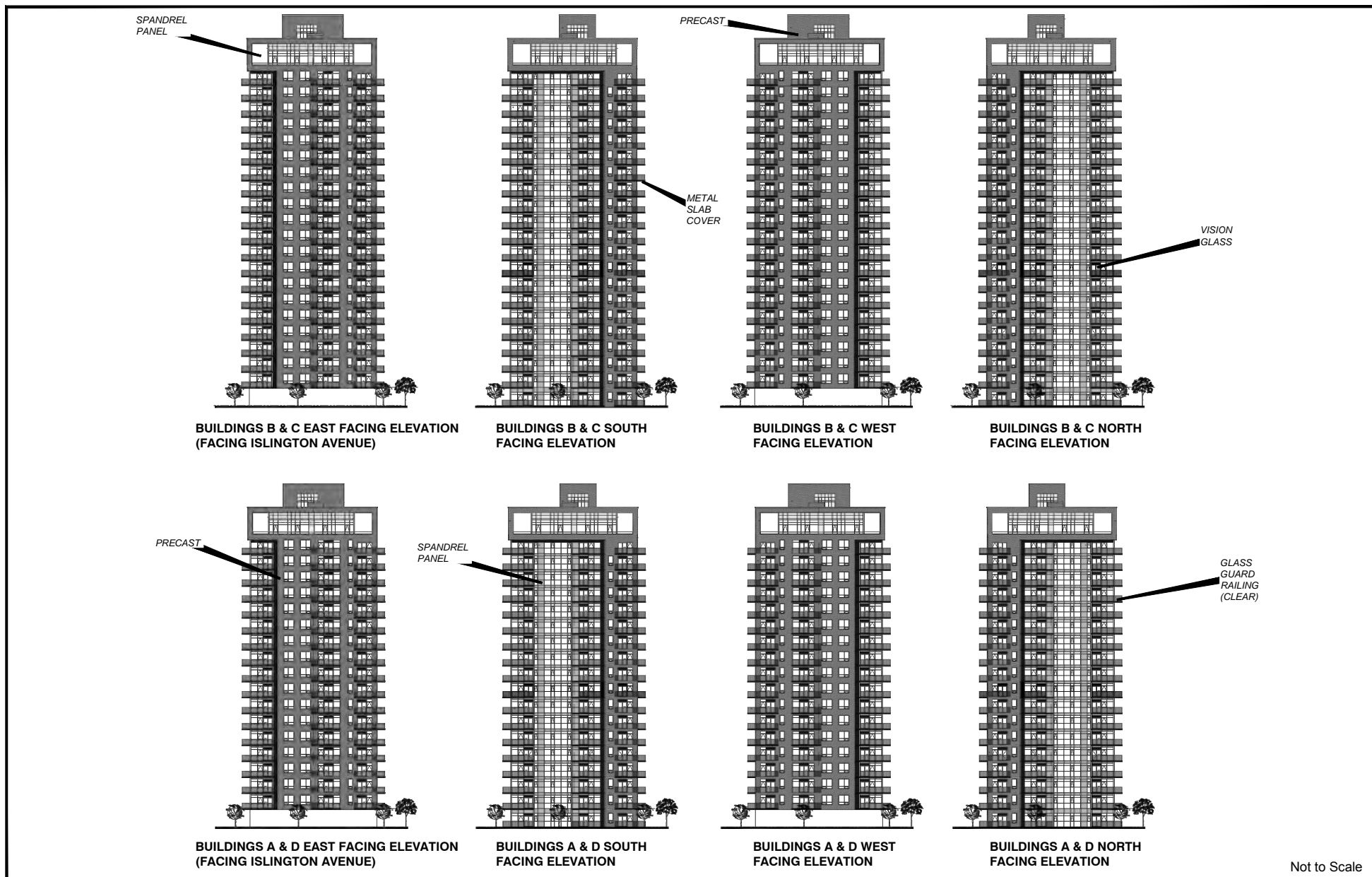
Files:  
OP.15.007, Z.15.030 &  
19T-17V006

Date: September 19, 2017

3







## Proposed Elevations for Buildings A, B, C and D

Applicant: Islington Location: Part of Lot 1,  
Steeles Ventures Inc. Concession 7

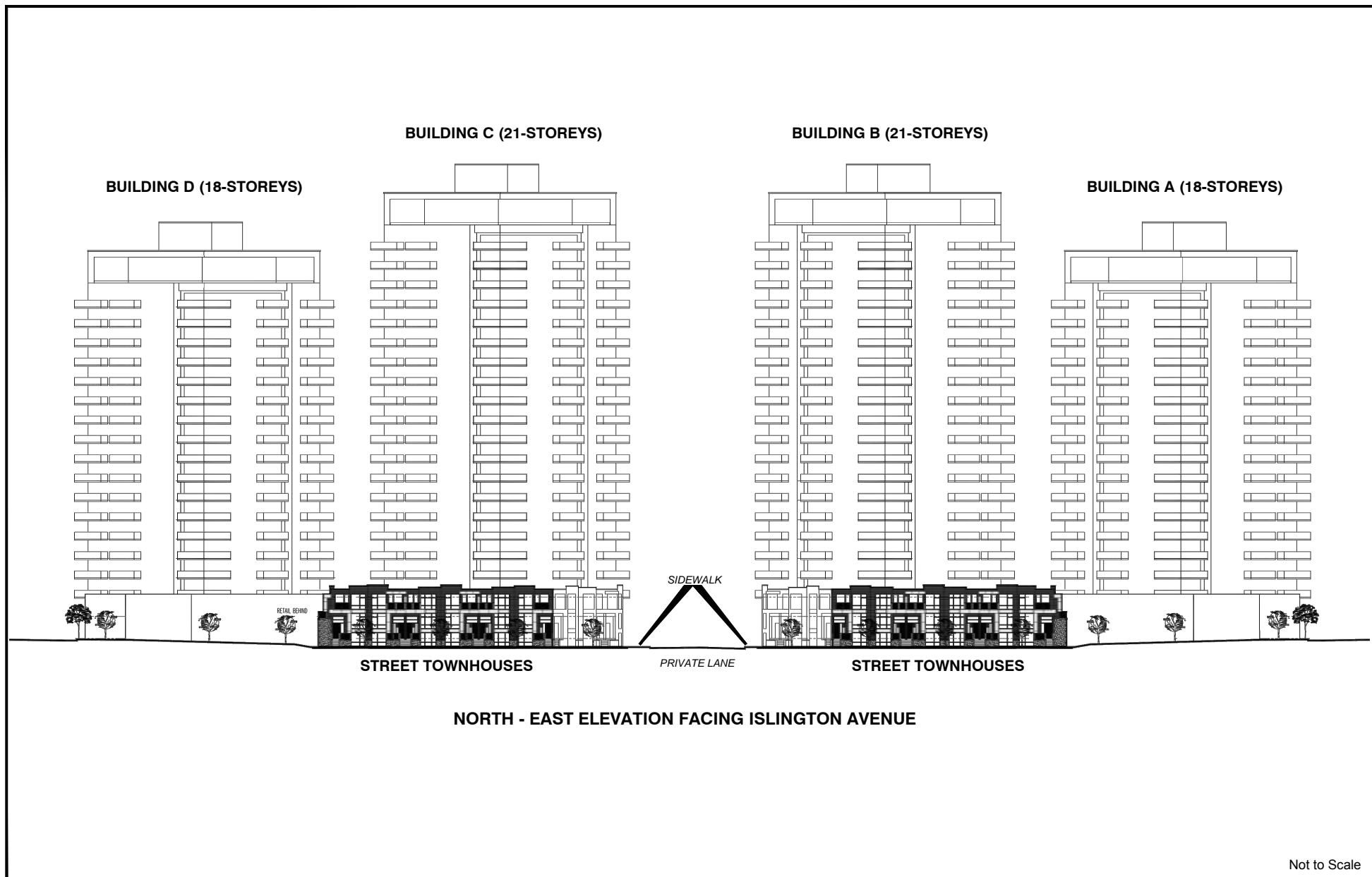


Attachment

Files:  
OP.15.007, Z.15.030 &  
19T-17V006

Date: September 19, 2017

5



## Building Sections (Townhouse Elevations)

Applicant: Islington  
Steeles Ventures Inc.

Location: Part of Lot 1,  
Concession 7

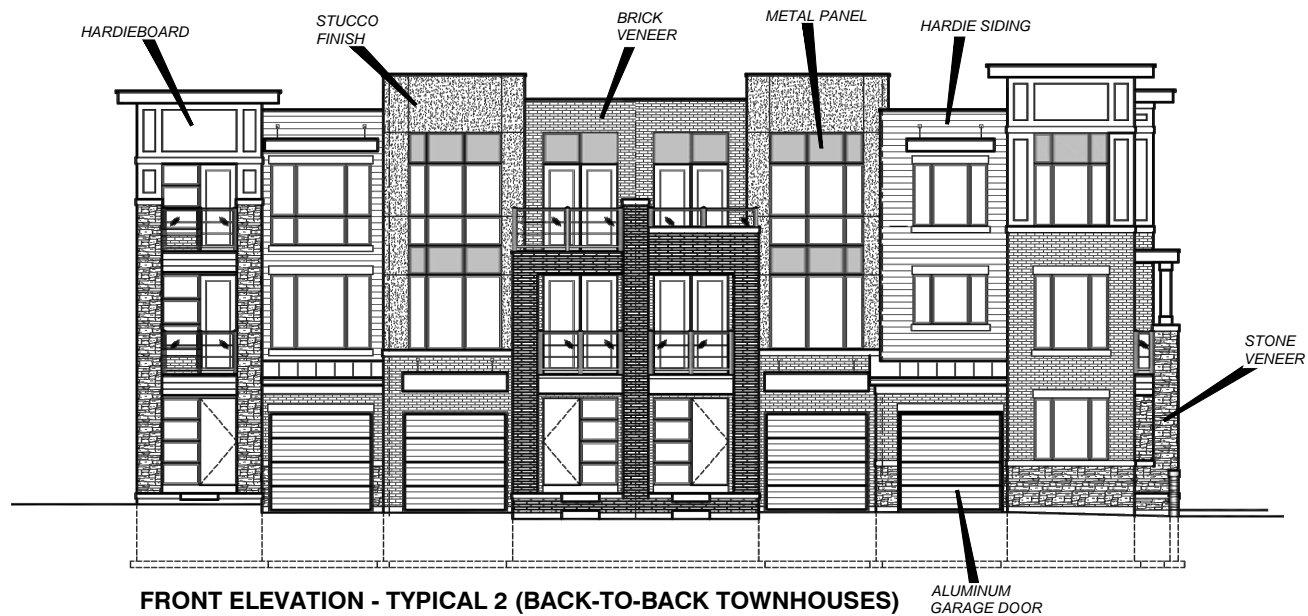
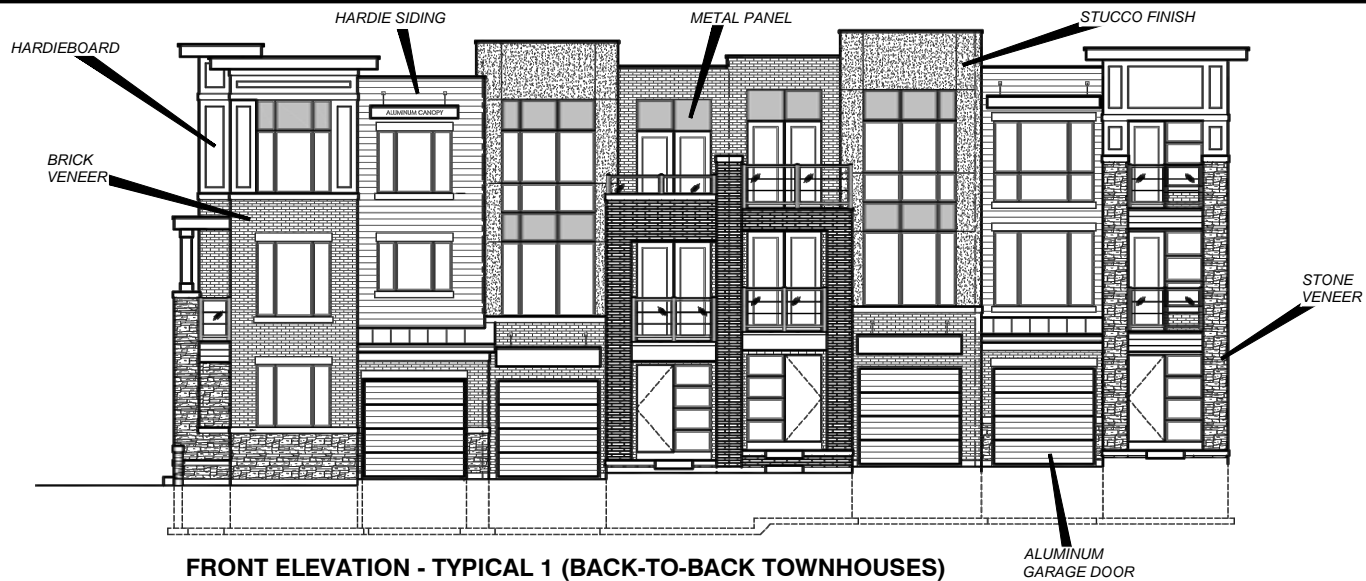


Attachment

Files:  
OP.15.007, Z.15.030 &  
19T-17V006

Date: September 19, 2017

6



Not to Scale

## Typical Townhouse Elevations

Applicant: Islington Location: Part of Lot 1,  
Steeles Ventures Inc. Concession 7



## Attachment

Files:  
OP.15.007, Z.15.030 &  
19T-17V006

Date: September 19, 2017

# 7





# Proposed Landscape Master Plan

Applicant: Islington Location: Part of Lot 1,  
Steeles Ventures Inc. Concession 7



Attachment

Files:  
OP.15.007, Z.15.030 &  
19T-17V006

Date: September 19, 2017

8





AERIAL VIEW LOOKING NORTH EAST

## Perspective Rendering

Location: Part of Lot 1,  
Concession 7

Applicant:  
Islington Steeles Ventures Inc.

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## Attachment

Files:  
OP.15.007, Z.15.030 &  
19T-17V006

Date: September 19, 2017

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