

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 21, 2017

2

LANDMART REALTY CORP.

The Committee of the Whole (Public Hearing) recommends:

- ## Recommendation

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

The contribution to sustainability such as site and building design, and sustainable features be determined when the technical report is considered.

This will be addressed when the technical report is completed.

a) Date the Notice of a Public Meeting was circulated: October 13, 2017.

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

- c) Comments Received:

Written Correspondence

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

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

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

Purpose

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

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Table 1

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

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

Additional zoning exceptions may be identified through the detailed review of the application and will be considered in a technical report to a future Committee of the Whole meeting.

Background - Analysis and Options

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

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

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

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

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

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		<ul style="list-style-type: none"> - Integration of the proposed development with the existing and future development in the community; - Vehicular turning movements (including service vehicles such as fire and garbage trucks) on the proposed driveways; - Traffic and parking impacts of the proposed development on the immediate residential neighbourhood; and - The relationship between the proposed development and the commercial plaza to the immediate north, specifically as it relates to the appropriateness of the proposed shared access to the subject lands through the commercial plaza lands from Islington Avenue.
e.	Access Driveway/ Easement	<ul style="list-style-type: none"> ▪ The appropriateness of the new vehicular access driveway to the site for a residential development being shared with a driveway to a commercial development must be reviewed and approved by the Development Engineering Department and York Region. ▪ The Owner will be required to submit a future Consent Application to facilitate a proposed shared access easement with the lands to the north, should the application be approved.
f.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> ▪ The Owner will be required to submit a future Draft Plan of Condominium application to facilitate the proposed standard condominium tenure for the development, if the application is approved.
g.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc., will be reviewed and implemented through the site plan approval process, if approved.
h.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the application, which must be approved to the satisfaction of the City and/or the respective public approval authority: <ul style="list-style-type: none"> - Draft Zoning By-law - Urban Design Brief - Transportation Impact Study - Noise Impact Study

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

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

The applicability of this application to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

Regional Implications

The applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Site Plan and Zoning
4. Landscape Plan
5. Typical Elevations (Block 1)
6. Underground Parking Plan

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Report prepared by:

Letizia D'Addario, Planner, ext. 8213

Clement Messere, Senior Planner, ext. 8409

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

Subject: 9560 islington ave new construction

PUBLIC HEARING C1
COMMUNICATION
Date: Nov 7/17 ITEM NO. 2

From: Oleg Oleg [mailto:aleg96@hotmail.com]
Sent: Saturday, October 21, 2017 4:36 PM
To: D'Addario, Letizia <Letizia.D'Addario@vaughan.ca>
Subject: 9560 islington ave new construction

Hi Letizia,

We attended the meeting regarding new construction on 9560 Islington Ave on October 18. We reside on 8 Domenica Way and new construction will directly affect our street and neighborhood. I asked the builder representatives whether new construction will have a fence installed between new community and our neighborhood. He replied that they are not planning on building a fence. In our opinion our street will become congested with cars of new residents and their visitors whose townhouses will face our street. This will lead to congestion of our street with cars and will also pose a safety risk for children who always play here on the street, because now it is quiet and calm with low traffic, one of the reasons people moved here.

Is there any chance you can recommend and lead the builder to installing a fence between our neighborhood and new community? Looking forward to your reply.

Regards,
Zoia

Mauro Peverini, Director of Development Planning
Barbara A. McEwan, City Clerk
Development Planning Department
DevelopmentPlanning@vaughan.ca
November 1, 2017

PUBLIC HEARING C3
COMMUNICATION

Date: Nov 7/17 ITEM NO. 2

File name: Landmart Realty Corp.
File Number: Z. 17.011
Related File No: DA. 17.023

Dear Mr. Peverini,

My name is Anna Staffiere. My husband Quirino Pollice and I have lived at 249 Forest Fountain Drive (L4H 1P1) for nearly eighteen years and have enjoyed watching and contributing to the growth and development of our community. We are very proud of the community within which we live and raise our family and wish for it to continue to mature and evolve while maintaining character and diversity that has helped define the City of Vaughan. In addition, we are most concerned about our community remaining as a safe and clean place to raise families, respectful of the environment, and we are committed to maintaining our community's value.

On October 13, 2017 we received a Notice of a Public Meeting in the mail regarding Zoning By-law Amendment File Z. 17. 011 to amend the City's Zoning By-law 1-88 to rezone the subject lands from A Agriculture Zone to RM2 Multiple Residential Zone together with site-specific zoning exceptions to permit a development comprised of 104, 3 ½ -storey back-to-back stacked townhouse units, within four blocks with as many underground parking lots. I am writing on behalf of my husband and myself to vehemently oppose this amendment and oppose the construction of such a development in our neighbourhood.

The inclusion of such a large, dense residential development in the area will create problems and further constrain the resources and splendour of our existing neighbourhood on many levels.

Adding 104 units to near an area that is fully developed, without addressing how people in the 104 units will gain access to everyday necessities such as parks and green space, walkways, waste removal is difficult to understand. Further, as a resident of the area, the impact that 104 units will have to traffic (both residents and guests) is devastating. The community today is limited and near capacity in managing issues such as density, traffic, green space, parking, not to mention the strain on elementary and high schools. Adding 104 residential units as per the suggested development proposal will further escalate these issues, and in turn erode the quality of life of the residents surrounding the proposed development.

From the plans circulated, it appears the land space (area) allocated for this proposed development is to be (as per the attachments) equal or less to the neighbouring area including Domenica Way and Via Canala Way. The neighbouring area currently houses what appears to be 26 townhouses/semi detached homes and as many detached garages. The amendment is proposing to approximately quadruple the number of units and to add an underground parking garage solution, with limited surface parking for guests and visitors. According to the location map there is no exit or entrance from Islington Avenue thereby forcing traffic and residents of the proposed development to route through existing residential streets. Visitor parking will also become a concern as all visitors will need to find street parking outside of the development area further crowding the existing streets with parked cars. Adding this many vehicles to such an already dense area will further add to the existing traffic problems in the area, thus increasing the potential risks to residents including children and the elderly.

Adding the proposed development to the specified site will add density to an already saturated area. A better option may be considering the vacant areas on the east side of Islington Avenue. The current plan offers no green space for the residents of the proposed 104 units and therefore new residents will have to access parks, et cetera, from the existing neighbourhood. New residents will likely be using neighbouring properties to walk their pets, using the front lawns of the community as communal spaces. Garbage collection will pose another hindrance, as the dense design of the four blocks will not allow for conventional garbage storage and collection. The current plans show an area for communal garbage collection without any indication of how smells and the visual appearance of dumpsters will be handled, nor are there clear measures for rodent control and the prevention of rodent population increase resulting from the increased development. The proposed zoning amendment and respective design suggests it is acceptable to allow offensive wafting odours to encroach on the existing community – at present community by-laws do not allow residents to place garbage outside in full sight of the neighbourhood and to this end, this rezoning application should be rejected.

Approval of this application would be contrary to the local zoning laws and the guiding principles of how the community was planned, designed and constructed. This re-zoning, if considered acceptable, will provide a special privilege to this land as the neighbouring properties are not permitted the same density, nor does the proposed plan illustrate suitable green space and other essentials to accommodate additional residents. This re-zoning application will create an adverse change to the community, it will be deleterious to the essential character of the neighborhood, and will negatively affect the neighborhood's property values. More importantly, the change in zoning will pose a threat to the health and safety of the neighborhood, the relative scale of the project is extensive, and the construction of the ensuing development will cause years of noise, dust and other pollution that will decrease our quality of life.

My husband and I, as long time residents of this neighbourhood believe in the progression and responsible development of our community. We have faith in the Planning Department's fiduciary duty to the citizens of our neighbourhood and to the City of Vaughan. We welcome a new development and a Zoning By-law Amendment to the subject lands, however we strongly oppose a development that debases the character and decreases the value of our neighbourhood. A Zoning By-law Amendment that allows 104, 3 ½ -storey back-to-back stacked townhouse units, within four blocks with as many underground parking lots as suggested by the Landmart Realty Corp is opportunistic and irresponsible and does not whatsoever take into consideration the impact on existing residents, their families, their economic well being nor does it create an environment for new residents that is consistent with the needs and expectations of the surrounding community. We implore you to strongly consider our position in this matter, and do what is best for our community and for Vaughan by rejecting the re-zoning amendment

Thank you,
Mr. Quirino Pollice & Ms. Anna Staffiere

Subject: Committee of the Whole (Public Hearing), Report No. 40, Item 2/ ZONING BY-LAW AMENDMENT FILE Z.17.011 LANDMART REALTY CORP. WARD 2 - VICINITY OF ISLINGTON AVENUE AND RUTHERFORD ROAD

Importance: High

**PUBLIC HEARING
COMMUNICATION**

Date: Nov 7/17 **ITEM NO.** 2

From: CPRA [<mailto:carryingplaceratepayers@rogers.com>]

Sent: November-06-17 10:42 PM

To: Clerks@vaughan.ca; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Singh, Sunder <Sunder.Singh@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>

Cc: 'Tony' <tonymic@bellnet.ca>; Domenic Scaturchio <dscaturchio@gmail.com>; 'Adriano Volpentesta' <avolpentesta@hotmail.com>; 'CPRA' <carryingplaceratepayers@rogers.com>

Subject: Committee of the Whole (Public Hearing), Report No. 40, Item 2/ ZONING BY-LAW AMENDMENT FILE Z.17.011 LANDMART REALTY CORP. WARD 2 - VICINITY OF ISLINGTON AVENUE AND RUTHERFORD ROAD

Importance: High

Clerks Dept,

Please confirm receipt and added to all deputations received for this proposal

**RE: Committee of the Whole (Public Hearing), Report No. 40, Item 2
ZONING BY-LAW AMENDMENT FILE Z.17.011 LANDMART REALTY CORP. WARD 2 - VICINITY OF ISLINGTON AVENUE AND
RUTHERFORD ROAD**

Dear Mayor Bevilacqua and Members of Council

On behalf of the Carrying Place Ratepayers' Association, we are writing to you to express our thoughts and concerns with respect to the proposed LANDMART REALTY CORP development application at Islington Avenue and Rutherford Road. We can say that based on the current parameters set forth with the VOP2010, this development is acceptable from the CPRA view point however does have some thoughts and/or concerns.

We strongly believe with trust, that the City of Vaughan Planning department will address such concerns in their final report and assist in the correct development requirements.

Thoughts:

1. We are proud that the developer has met with us several times and addressed many concerns i.e. emergency access/ drive through within the complex
2. Listened to the ideas and concepts the CPRA addressed in lieu of the look of the building i.e. shown in the most recent open house
3. Maintained as close to if not 100% to the VOP2010. Which is acceptable to the CPRA in comparison to other developments seen before us.
4. Number of dwellings may assist in maintaining the schools in the area by supplying more students in schools having low student rates. If populations do decrease, than schools may be closed/merged with other schools in the area as per the Ontario government budget mandates.

Concerns:

1. Without proper traffic control, access to the sight is problematic from a left turn coming North on Islington as it is sharing the commercial entrance. The CPRA has addressed this with the developer but we would need this resolved with the experts in the City of Vaughan and added to the Planning Departments final report.
2. Developer to work closely with City of Vaughan By-Law and see that there are NO PARKING allowed on the adjacent street from the proposed property. This would make certain of any overflow of parking onto the existing adjacent residential streets and the commercial plaza do not become an issue on the inset of assumption of the property
3. Garbage Pick up
4. School Bus stop/ must be free of high traffic areas and abiding to all traffic rules

CPRA hope that Council will consider our concerns seriously. Thank you

2. ZONING BY-LAW AMENDMENT FILE Z.17.011 P.2017.28
LANDMART REALTY CORP.
WARD 2 - VICINITY OF ISLINGTON AVENUE AND RUTHERFORD ROAD

Recommendation

The City Manager, Director of Development Planning and Senior Manager of Development Planning recommend:

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Contribution to Sustainability

The contribution to sustainability such as site and building design, and sustainable features 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 Meeting was circulated: October 13, 2017.

The Notice of Public Hearing was also posted on the City's website at 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: To all property owners within 150 m of the subject lands, plus the expanded notification area as shown on Attachment #2, and to the Carrying Place Ratepayers' Association.
- c) Comments Received:

Written Correspondence

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- iii. K. Richards, resident of Colle Melito Way, correspondence dated April 28, 2017, expressed concern related to the number of dwellings being proposed, the amount of parking spaces being provided on site (surface and underground), and overflow of parking onto the existing adjacent residential streets and the commercial plaza.
- iv. M. Aymar, resident of La Neve Avenue, correspondence dated June 30, 2017, expressed concern regarding the increased traffic levels in the area, the impact of the proposed dwelling type (back-to-back stacked townhouses) in an area that is predominately characterized by low-rise residential dwellings, and the capacity of the existing schools in the area to accommodate additional students.

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

Purpose

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

Table 1

	Zoning By-law 1-88 Standard	RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone Requirements
a.	Minimum Lot Area (Per Unit)	230 m ²	69 m ²
b.	Maximum Building Height	11 m	15.3 m
c.	Minimum Parking Space Length	6 m	5.8 m

	Zoning By-law 1-88 Standard	RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone Requirements
d.	Permitted Yard Encroachments for Front and Rear Yards	Covered porches and exterior stairways are subject to the same setback requirements as the main building.	To permit covered porches and exterior stairways exceeding one-half storey in height (more than 6 risers) to encroach into the required front and rear yard setbacks.
e.	Maximum Width of a Joint Ingress and Egress Driveway	7.5 m	8 m
f.	Location of a Proposed Entrance/Exit and Access to the Subject Lands (from Islington Avenue)	To be located on the lot upon which the development is proposed.	To permit access from a driveway located on the abutting commercial property.
g.	Minimum Width of a Landscape Strip Along a Lot Line Abutting a Street (Islington Avenue)	6 m	3.4 m
h.	Minimum Required Driveway Aisle Width	6 m	5.3 m
i.	Minimum Width of Landscaping Around the Periphery of an Outdoor Parking Area	3 m	0 m
j.	Minimum Height of Landscape Screening Around an Outdoor Parking Area	1.2 m	0 m
k.	Minimum Amenity Area	4,235 m ² (55 m ² x 77 two- bedroom units) + 2,430 m ² (90 m ² x 27 three- bedroom units = 6,665 m ²	5,449 m ² (52.3 m ² per unit)

	Zoning By-law 1-88 Standard	RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone Requirements
I.	Permitted Uses Below-Grade	A dwelling unit is not a permitted use.	To permit a dwelling unit partially below grade.

Additional zoning exceptions may be identified through the detailed review of the application and will be considered in a technical report to a future Committee of the Whole meeting.

Background - Analysis and Options

Location	<ul style="list-style-type: none"> West side of Islington Avenue, north of Rutherford Road, known municipally as 9560 Islington Avenue, shown as the "Subject Lands" on Attachment #1 and #2. The 0.72 ha parcel has frontage on Islington Avenue was developed with a two-storey single detached dwelling, which has recently been demolished in accordance with the Demolition Permit that was issued by the City.
Official Plan Designation	<ul style="list-style-type: none"> The subject lands are designated "Low-Rise Mixed-Use" by City of Vaughan Official Plan VOP 2010 (VOP 2010), and permits a site-specific maximum building height of 4 storeys and a maximum density of 1.5 times the area of the lot (Floor Space Index - FSI). The subject lands are located in a Community Area, as identified on Schedule 1 of VOP 2010. Lands located in the "Low-Rise Mixed-Use" designation are generally located on arterial or collector streets, and allow for an integrated mix of residential, community and small-scale retail uses intended to serve the local population. These areas are to be carefully designed with a high standard of architecture and public realm, and well integrated with adjacent areas. The following uses are permitted in areas designated as Low-Rise Mixed-Use: <ul style="list-style-type: none"> Residential units; Home occupations; Small scale hotels; Retail uses subject to the policies of Subsection 5.2.3; and Office uses. The following Building Types are permitted in areas designated as Low-Rise Mixed-Use, pursuant to the policies in Subsection 9.2.3 of VOP 2010: <ul style="list-style-type: none"> Townhouses;

	<ul style="list-style-type: none"> - Stacked Townhouses; - Low-Rise Buildings; and - Public and Private Institutional Buildings. <ul style="list-style-type: none"> ▪ The following policies and development criteria in Section 9.2.3 of VOP 2010 apply to Stacked Townhouses: <ul style="list-style-type: none"> a) Stacked Townhouses are attached Low-Rise Residential houseform buildings comprising of two to four separate residential units stacked on top of each other. Stacked Townhouse units are typically massed to resemble a traditional street Townhouse and each unit is provided direct access to ground level. b) Stacked Townhouses shall be a maximum of four storeys in height. c) A building containing a row of Stacked Townhouses shall not be longer than 50 m. d) Stacked Townhouses shall generally be oriented to front onto a public street in order to provide front entrances on public streets. e) The facing distance between blocks of Stacked Townhouses that are not separated by a public street should generally be a minimum of 18 m in order to maximize daylight, enhance landscaping treatments and provide privacy for individual units. ▪ The following policies and development criteria in Section 9.2.3.4 of VOP 2010 apply to Low-Rise Buildings: <ul style="list-style-type: none"> a) Low-Rise Buildings are generally buildings up to a maximum of five storeys in height, and subject to the maximum building height permitted through policy 9.2.1.4 and Schedule 13– Land Use. b) In order to provide appropriate privacy and daylight/sunlight conditions for any adjacent houseform buildings, Low-Rise Buildings on a lot that abuts the rear yards of a lot with a Detached House, Semi-Detached House or Townhouse shall generally be setback a minimum of 7.5 metres from the property line and shall be contained within a 45 degree angular plane measured from the property line abutting those houseform buildings. c) Surface parking is not permitted between the front or side of a Low-Rise Building and a public street. Surface parking elsewhere on a lot with a Low-Rise Building shall generally be setback from any property line by a minimum of three metres and shall be appropriately screened through landscaping. The minimum width of the landscaped area shall be established in the Zoning By-law. All surface parking areas must provide a high level of landscaping treatment and pedestrian pathways and it is encouraged
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	<p>that the grading and landscaping materials for surface parking lots be designed as part of the site's stormwater management system.</p> <p>d) The rooftop of Low-Rise Buildings should include landscaped green space, private outdoor amenity space or environmental features such as solar panels.</p> <ul style="list-style-type: none"> ▪ The proposed development for back-to-back stacked townhouse units conforms to the Official Plan as it is a permitted building type and meets the development criteria in the "Low-Rise Mixed-Use" designation, it is less than the maximum permitted site-specific height of 4 storeys and meets the maximum site-specific density of 1.5 FSI.
Zoning	<ul style="list-style-type: none"> ▪ The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which permits a number of uses, including but not limited to Agricultural Uses, a Veterinary Clinic, a single detached dwelling, institutional uses, recreational uses, and agriculture-based commercial uses. ▪ The development proposed for back-to-back stacked townhouse units does not comply with Zoning By-law 1-88, therefore the Owner is seeking to rezone the subject lands in order to permit the proposed residential development.
Woodbridge Expansion Area Block Plan (WEABP)	<ul style="list-style-type: none"> ▪ The subject lands are located within the WEABP, which was approved by Council on February 10, 1997. ▪ The WEABP identifies the subject lands as being located within the "Village Centre" neighbourhood, and more specifically within the "Mixed-Use Commercial/Residential" land use area.
Surrounding Land Uses	<ul style="list-style-type: none"> ▪ Shown on Attachment #2.

Preliminary Review

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan Policies	<ul style="list-style-type: none"> ▪ The application will be reviewed in consideration of the applicable policies in Vaughan Official Plan 2010.

	MATTERS TO BE REVIEWED	COMMENT(S)
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed rezoning of the subject lands to permit the proposed back-to-back stacked townhouse proposal, together with the required site-specific exceptions to Zoning By-law 1-88, will be reviewed in consideration of the surrounding existing and planned land uses, and land use and built form compatibility.
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The proposed development must conform to the applicable Urban Design Guidelines and Architectural Design Guidelines for the subject lands (i.e. Woodbridge Expansion Area: Sonoma Heights - Architectural Control Guidelines). ▪ The proposed staging area for waste collection on the subject lands must be fully enclosed in a garbage room that is compatible with the design of the buildings in the proposed development. A wood fence enclosure is not considered to be acceptable for the screening of waste storage areas.
d.	Related Site Development Application	<ul style="list-style-type: none"> ▪ Related Site Development File DA.17.023 has been submitted in support of the Zoning By-law Amendment Application, to facilitate the development shown on Attachments #3 to #6. The review of the Site Development Application will consider, but not be limited to, the following matters: <ul style="list-style-type: none"> - Built form and site design, landscaping, building elevations, number of units and the size of each block, and materials; - Pedestrian and barrier-free accessibility to the site and through the proposed development; - Sustainable site and development measures; - Site circulation, access (including the proposed driveways connecting to Laneway V36) and any required road widening requirement along Islington Avenue; - Integration of the proposed development with the existing and future development in the community; - Vehicular turning movements (including service vehicles such as fire and garbage trucks) on the proposed driveways; - Traffic and parking impacts of the proposed development on the immediate residential neighbourhood; and - The relationship between the proposed development and the commercial plaza to the immediate north, specifically as it relates to the appropriateness of the proposed shared access to the subject lands through the commercial plaza lands from Islington Avenue.
e.	Access Driveway/ Easement	<ul style="list-style-type: none"> ▪ The appropriateness of the new vehicular access driveway to the site for a residential development being shared with a driveway to a commercial development must be reviewed and

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>approved by the Development Engineering Department and York Region.</p> <ul style="list-style-type: none"> ▪ The Owner will be required to submit a future Consent Application to facilitate a proposed shared access easement with the lands to the north, should the application be approved.
f.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> ▪ The Owner will be required to submit a future Draft Plan of Condominium application to facilitate the proposed standard condominium tenure for the development, if the application is approved.
g.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc., will be reviewed and implemented through the site plan approval process, if approved.
h.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the application, which must be approved to the satisfaction of the City and/or the respective public approval authority: <ul style="list-style-type: none"> - Draft Zoning By-law - Urban Design Brief - Transportation Impact Study - Noise Impact Study - Functional Servicing Report (FSR) - Community Services & Facilities Study - Arborist Report ▪ Additional reports may be required as part of the development application review process.
i.	Water and Servicing Allocation	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and allocated by Vaughan Council, if the application is approved. If servicing capacity is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the subject lands by Vaughan Council.

	MATTERS TO BE REVIEWED	COMMENT(S)
j.	Parkland Dedication	<ul style="list-style-type: none"> A cash-in-lieu of parkland dedication is required to be paid prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City's cash-in-lieu of parkland policy. The Owner is required to submit an appraisal of the subject lands to the Office of the City Solicitor, Real Estate Department, which will form the basis of the cash-in-lieu payment, should the application be approved.

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

The applicability of this application to the Term of Council Service Excellence Strategy Map (2014-2018) will be determined when the technical report is considered.

Regional Implications

The applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the application will be considered in the technical review of the application, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Site Plan and Zoning
4. Landscape Plan
5. Typical Elevations (Block 1)
6. Underground Parking Plan

Report prepared by:

Letizia D'Addario, Planner, ext. 8213
Clement Messere, Senior Planner, ext. 8409

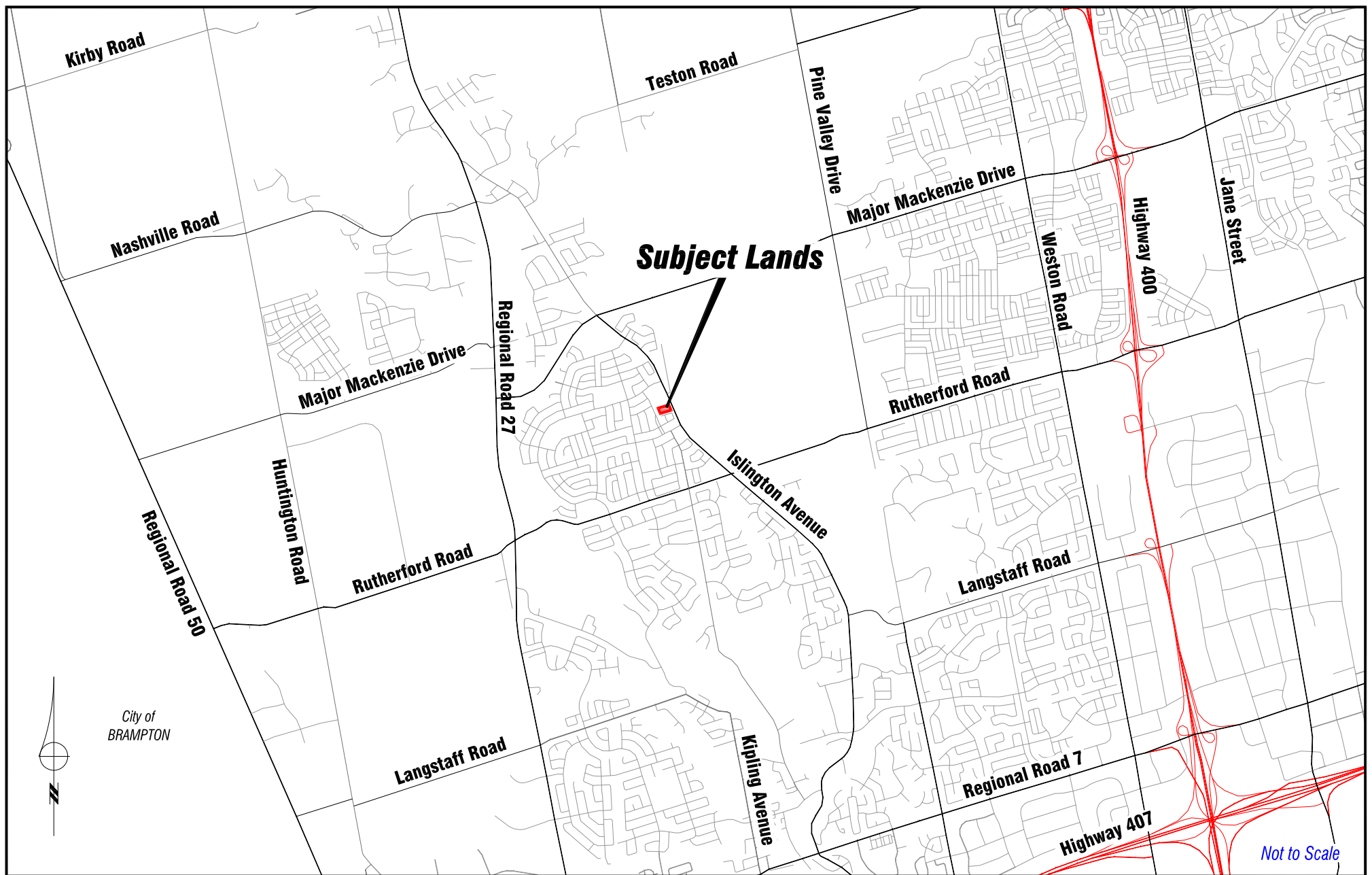
Respectfully submitted,

DANIEL KOSTOPOULOS
City Manager

MAURO PEVERINI
Director of Development Planning

BILL KIRU
Senior Manager of Development Planning

/LG



Context Location Map

LOCATION:
Part of Lot 18, Concession 8

APPLICANT:
Landmart Realty Corp.

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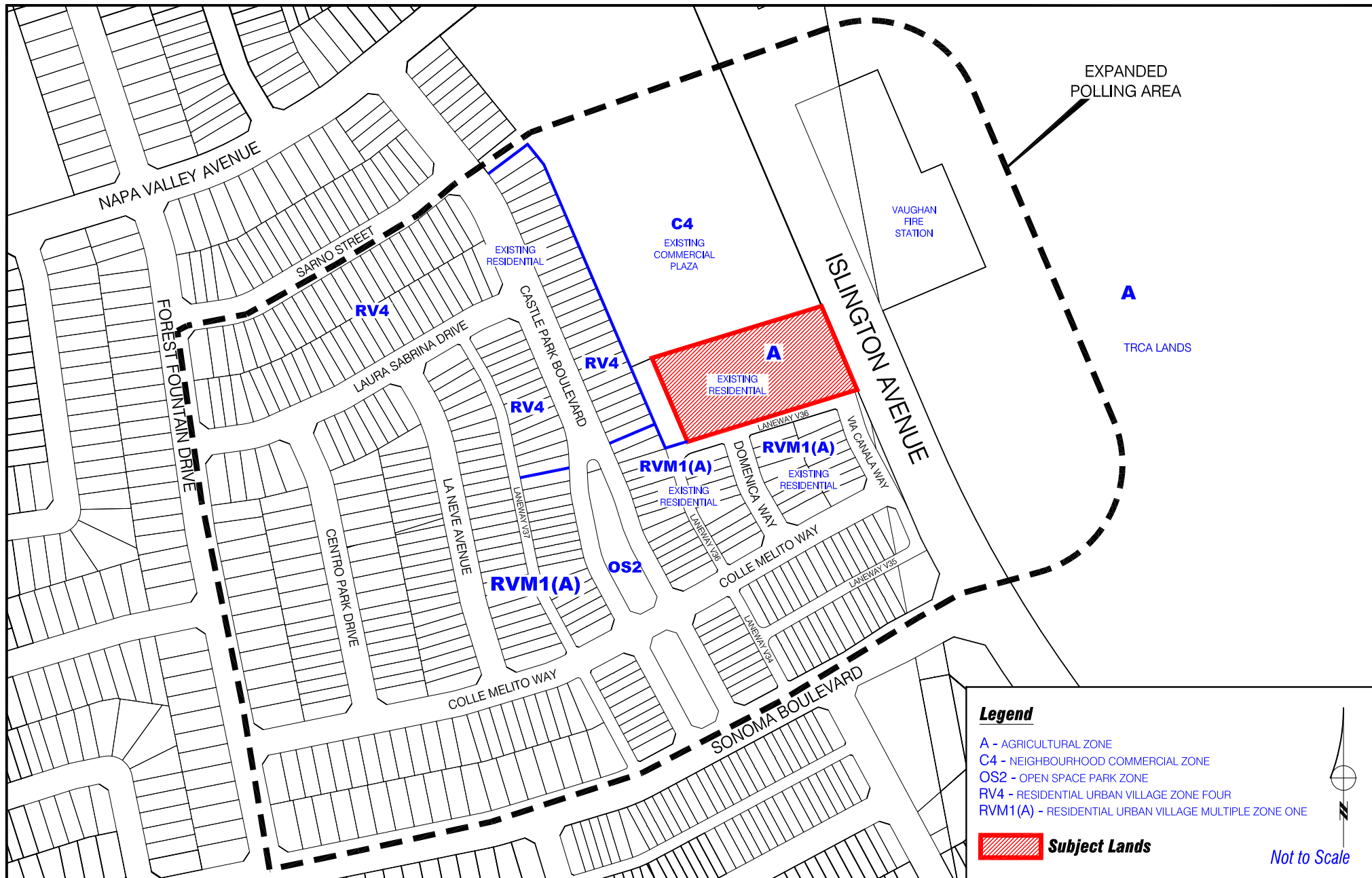


Attachment

FILE: Z.17.011
RELATED FILE: DA.17.023

DATE:
November 7, 2017

1



Location Map

LOCATION:
Part of Lot 18, Concession 8

APPLICANT:
Landmart Realty Corp.

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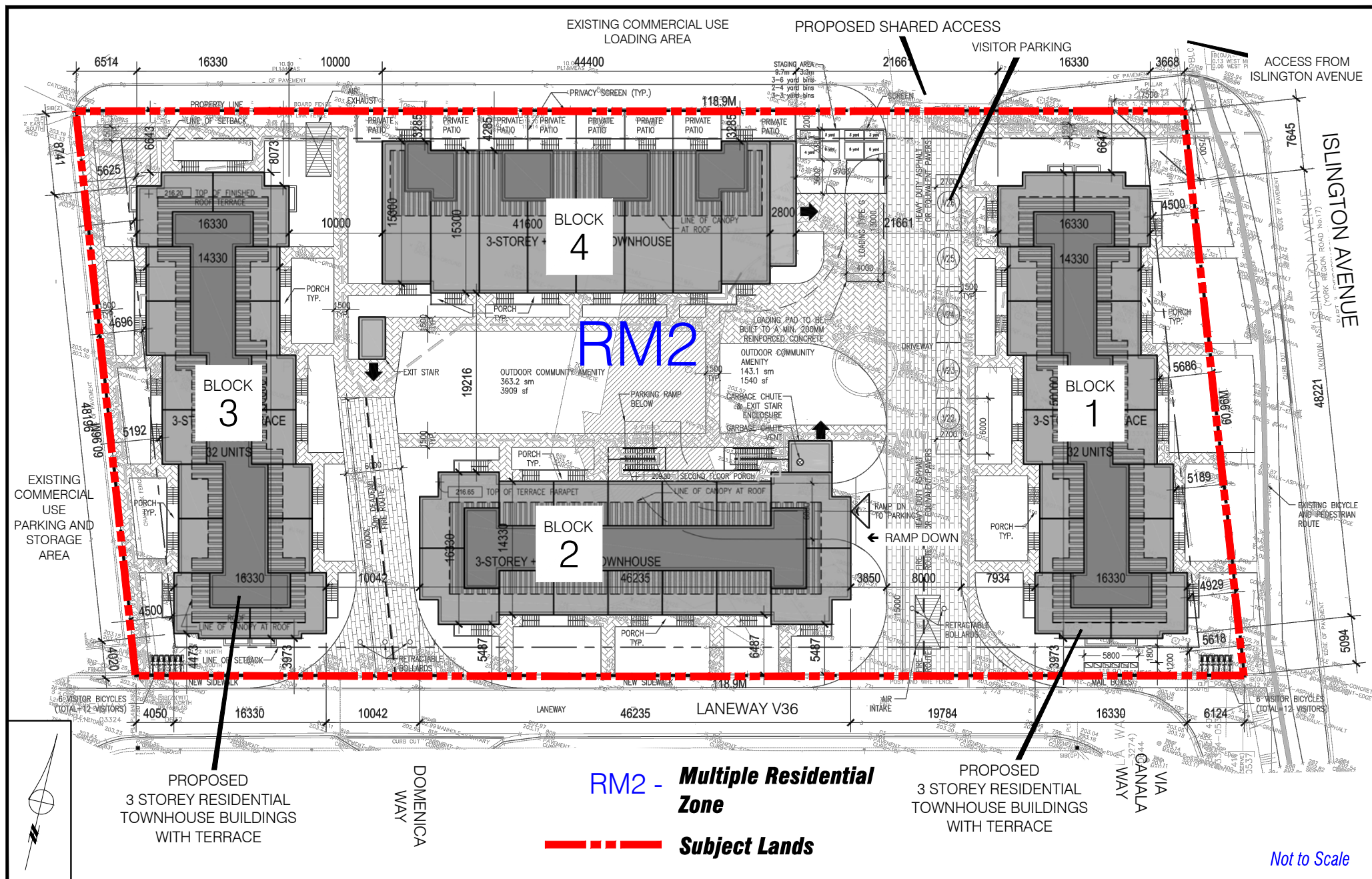


Attachment

FILE : Z.17.011
RELATED FILE: DA.17.023

DATE:
November 7, 2017

2



Proposed Site Plan and Zoning

LOCATION:
Part of Lot 18, Concession 8

APPLICANT:
Landmart Realty Corp.

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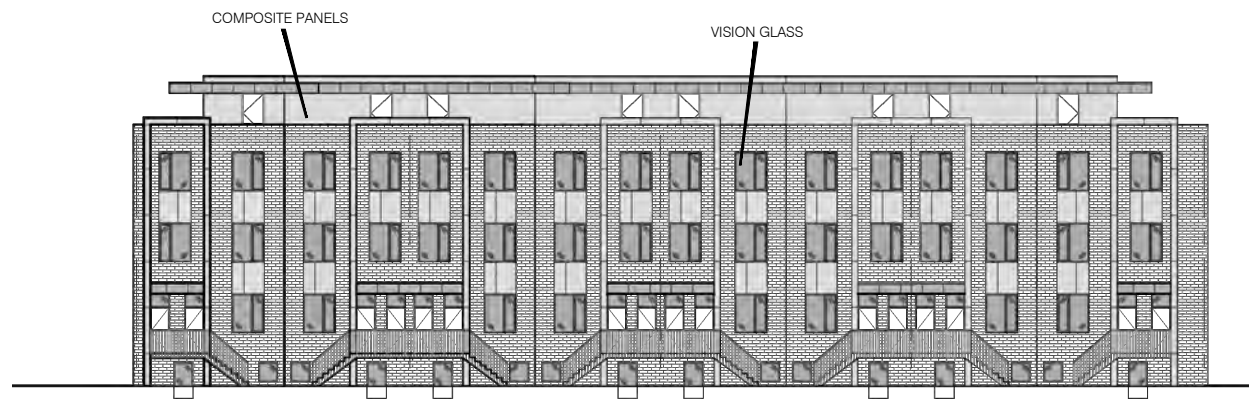


Attachment

FILE: Z.17.011
RELATED FILE: DA.17.023

DATE:
November 7, 2017

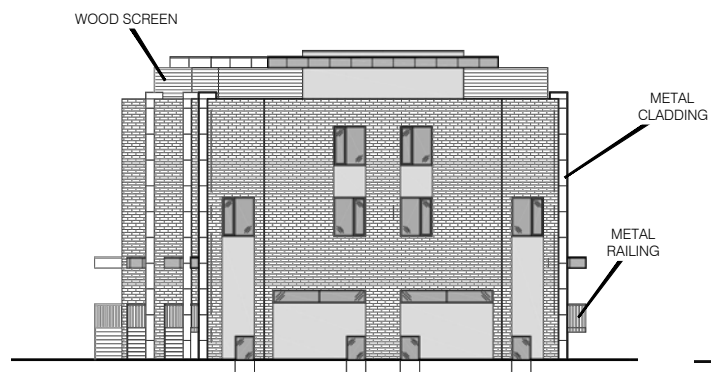
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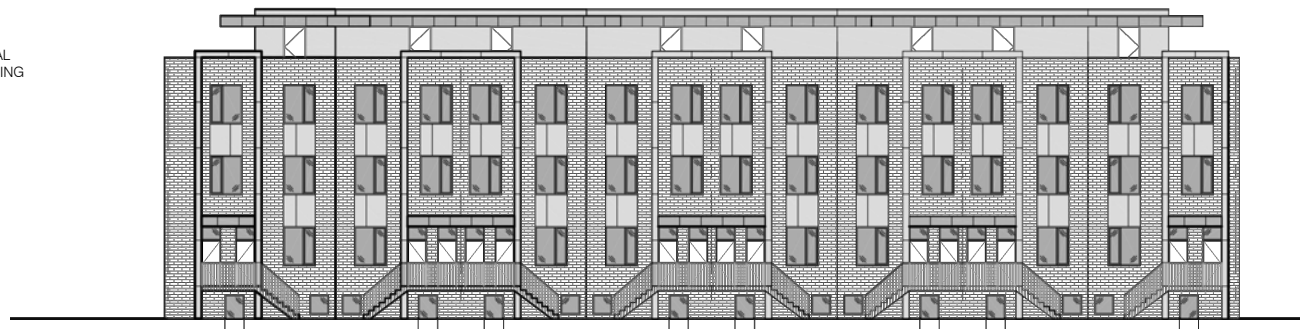
EAST ELEVATION - FACING ISLINGTON AVENUE



SOUTH ELEVATION - FACING LANEWAY V36



NORTH ELEVATION



WEST ELEVATION

Not to Scale

Typical Elevations (Block 1)

LOCATION:
Part of Lot 18, Concession 8

APPLICANT:
Landmart Realty Corp.

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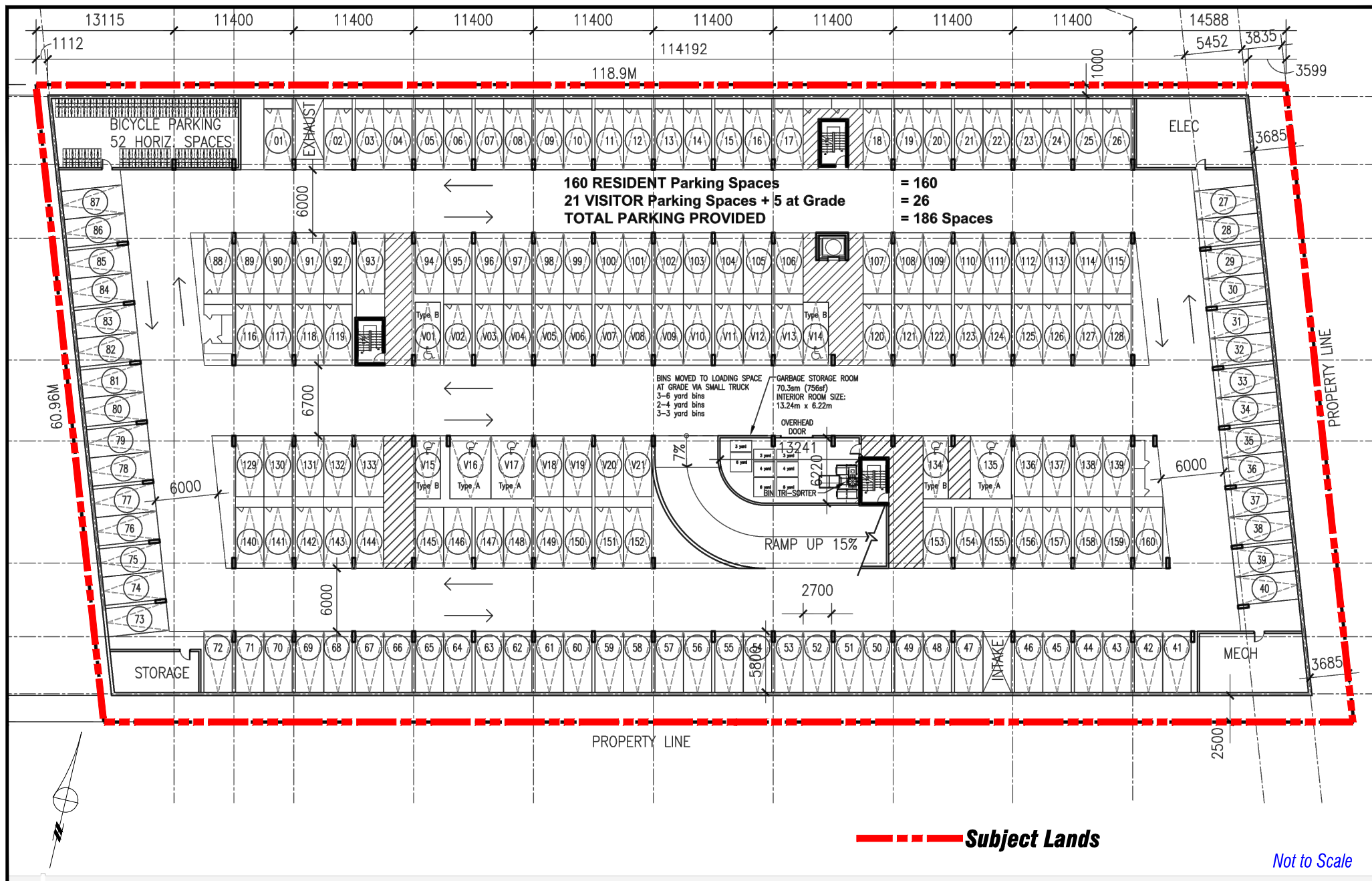


Attachment

FILE(S):
Z.17.011, DA.17.023

DATE:
November 7, 2017

5



Underground Parking Plan

LOCATION:
 Part of Lot 18, Concession 8

APPLICANT:
 Landmart Realty Corp.

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Attachment

FILE(S):
 Z.17.011, DA.17.023

DATE:
 November 7, 2017

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