

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 21, 2017

Item 1, Report No. 39, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 21, 2017.

**1 OFFICIAL PLAN AMENDMENT FILE OP.16.005
ZONING BY-LAW AMENDMENT FILE Z.15.035
SITE DEVELOPMENT FILE DA.15.085
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-16V001
RAVINES OF ISLINGTON ENCORE INC.
WARD 2 - VICINITY OF ISLINGTON AVENUE AND LANGSTAFF ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the City Manager, Director of Development Planning, and Senior Manager of Development Planning, dated November 7, 2017, be approved;
- 2) That the recommendation contained in Communication C1, Confidential memorandum from the City Solicitor, dated November 6, 2017, be approved; and
- 3) That the deputation by Mr. Leo Longo, Aird & Berlis LLP, Bay Street, Toronto, on behalf of the applicant, be received.

Recommendation

The City Manager, Director of Development Planning, and Senior Manager of Development Planning recommend that the Ontario Municipal Board be advised that City of Vaughan Council ENDORSES the following recommendations:

1. THAT Official Plan Amendment File OP.16.005 (Ravines of Islington Encore Inc.) BE APPROVED, to amend Vaughan Official Plan 2010 regarding the subject lands shown on Attachments #1 and #2, specifically:
 - a) Volume 1, Section 9.2.3.2.a) to permit a maximum of eight attached residential units within townhouse Blocks 1, 5 and 6; and
 - b) Volume 2, Schedule 4 - Building Height Maximums of Chapter 11.11 - Woodbridge Centre Secondary Plan, to permit a maximum building height of 3-storeys (11 m).
2. THAT Zoning By-law Amendment File Z.15.035 (Ravines of Islington Encore Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the subject lands shown on Attachments #1 and #2 from R2 Residential Zone, OS1 Open Space Conservation Zone, and A Agricultural Zone as shown on Attachment #2, and subject to site-specific Exception 9(782), to RM2 Multiple Residential Zone and OS1 Open Space Conservation Zone in the manner shown on Attachment #3, together with the site-specific zoning exceptions to the RM2 Multiple Residential Zone standards identified in Table 1 of this report, and subject to the following:
 - a) that the portion of the lands to be zoned OS1 Open Space Conservation Zone be dedicated into public ownership free of all costs and encumbrances; and
 - b) that prior to the enactment of the implementing site-specific Zoning By-law Amendment, that the related Site Development File DA.15.085 (Ravines of Islington Encore Inc.) be substantially completed to the satisfaction of the Development Planning Department.

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3. THAT Site Development File DA.15.085 (Ravines of Islington Encore Inc.) BE APPROVED, to permit 36, 3-storey townhouse dwelling units, within 6 blocks as shown on Attachments #3 to #5, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the Owner shall agree to provide an easement(s) in favour of the City of Vaughan for access into the valley system for future maintenance, as required;
 - ii) the Owner shall provide compensation to the City of Vaughan for the existing trees located outside the staked drip-line and proposed for removal in accordance with the City's Replacement Tree Requirements;
 - iii) the Owner shall satisfy all requirements of the Development Planning Department, and the Development Planning Department shall approve the final site plan, elevations, landscape plans, landscape cost estimate, and air conditioner location plan;
 - iv) the Owner shall satisfy all requirements of the Development Engineering Department, and the Development Engineering Department shall approve the final site servicing and grading plan, erosion and sediment control plan and storm water management report.;
 - v) the Owner shall satisfy all requirements of the Parks Development Department;
 - vi) the Owner shall satisfy all requirements of the Policy Planning and Environmental Sustainability Department;
 - vii) the Environmental Services Department, Waste Management Division shall approve the final site plan for conformity with the Waste Collection Design Standard Policy;
 - viii) the Owner shall obtain all necessary approvals and permits, and shall satisfy all requirements of the Toronto and Region Conservation Authority; and
 - ix) the Owner shall obtain all necessary approvals and satisfy all requirements of York Region.
 - b) the Site Plan Agreement shall include the following clause:
 - i) "The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-Lieu of Parkland Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment."
 - c) the following warning clauses be included in all Offers of Purchase and Sale or Lease:

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- i) “Owners and/or tenants/lessees are advised for residential properties abutting or adjacent to an open space area, that this area may be programmed in the future with a multi-use recreational pathway, which may be programmed with active uses that include noise, lighting from the use of trails, and from operations and maintenance of the area. The Open Space area may be designed for naturalization and may receive minimal maintenance.”
4. THAT Draft Plan of Condominium (Common Elements) File 19CDM-16V001 (Ravines of Islington Encore Inc.) to create common elements to be managed by a future condominium corporation be updated by the Owner to reflect the approved related Site Development File DA.15.085 (Ravines of Islington Encore Inc.), and that a technical report including conditions of Draft Plan Approval be prepared for consideration by the Committee of the Whole at a future Committee of the Whole meeting, prior to the registration of any Condominium Agreement.
5. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“IT IS HEREBY RESOLVED THAT Site Development File DA.15.085 (Ravines of Islington Encore Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a maximum total of 37 residential units (113 persons equivalent).”
6. THAT City of Vaughan staff be directed to attend the Ontario Municipal Board Hearing in support of the recommendations contained in this report regarding the respective applications for Official Plan Amendment, Zoning By-law Amendment, Site Development and Draft Plan of Condominium (Common Elements).
7. THAT should the Ontario Municipal Board approve Official Plan Amendment File OP.16.005, Zoning By- law Amendment File Z.15.035, Site Development File DA.15.085 and Draft Plan of Condominium (Common Element) File 19CDM-16V001, either in whole or in part, that the Ontario Municipal Board withhold its final Decision/Order until such time that:
 - a) the implementing Official Plan Amendment is prepared to the satisfaction of the City;
 - b) the implementing site-specific Zoning By-law Amendment is prepared to the satisfaction of the City;
 - c) the implementing Site Plan Agreement is prepared to the satisfaction of the City, and includes the final plans and conditions of City Departments and external agencies; and
 - d) the Draft Plan of Condominium (Common Elements) is updated by the Owner to reflect the related Site Development File DA.15.085 (Ravines of Islington Encore Inc.), and the implementing Condominium Agreement is prepared to the satisfaction of the City, and includes the final plans and conditions of City Departments and external agencies.

Contribution to Sustainability

The applications implement the following Goal and Objective of Green Directions Vaughan:

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Goal 2: To ensure sustainable development and redevelopment

- Objective 2.3: To create a City with sustainable built form

In accordance with the goal and objective identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- EnergyStar certified appliances for the kitchen and laundry room
- EnergyStar certified central air conditioning units
- water conserving fixtures will be incorporated into the units
- permeable pavers will be used for each driveway
- infiltration galleries which will retain the first 5 mm of rainfall on site
- an increased topsoil depth thickness of 0.45 m will be used to triple onsite absorption
- use of locally sourced building materials, where feasible

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

On March 11, 2016, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands. A copy of the Notice of Public Hearing was posted on the City's website at www.vaughan.ca; and a Notice Sign was installed on the subject lands in accordance with the City's Notice Signs Procedures and Protocols.

A Committee of the Whole (Public Hearing) was held on April 5, 2016, where the recommendation of the Committee was to receive the Public Hearing report and to forward a comprehensive technical report to a future Committee of the Whole meeting. The recommendation of the Committee of the Whole was ratified by Council on April 19, 2016. No deputations were made at the Public Hearing and the Development Planning Department has not received any written comments regarding the development proposal.

Purpose

To seek approval from the Committee of the Whole for the following applications regarding the subject lands shown on Attachments #1 and #2, to permit the development of 36, 3-storey townhouse dwelling units, within 6 blocks, and all fronting onto a private common element condominium road, as shown on Attachments #3 to #5:

1. Official Plan Amendment File OP.16.005, to amend Vaughan Official Plan 2010, specifically Volume 1, Section 9.2.3.2.a), to permit a maximum of eight attached residential units within a townhouse block (Blocks 1, 5 and 6) as shown on Attachment #3, and Volume 2, Chapter 11.11 - Woodbridge Centre Secondary Plan, and to permit a maximum building height of 3-storeys (11 m).
2. Zoning By-law Amendment File Z.15.035 to rezone the subject lands from R2 Residential Zone, OS1 Open Space Conservation Zone, and A Agricultural Zone as shown on Attachment #2, and subject to site-specific Exception 9(782), to RM2 Multiple Residential Zone and OS1 Open Space Conservation Zone, in the manner shown on Attachment #3, together with the site-specific zoning exceptions to the RM2 Multiple Residential Zone standards identified in Table 1 of this report.

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3. Site Development File DA.15.085 to permit 36, 3-storey townhouse dwelling units, within 6 blocks, as shown on Attachments #3 to #5.

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands shown on Attachments #1 and #2 with 36, 3-storey townhouse dwelling units, as shown on Attachments #3 to #5. The subject development applications have been appealed to the Ontario Municipal Board (OMB). The Development Planning Department recommends that Council approve the recommendations of this report to advise the OMB of the City's support for the approval of the applications.

The subject lands are designated "Low-Rise Residential" by Vaughan Official Plan 2010, Volume 2 – Woodbridge Centre Secondary Plan. The Development Planning Department supports the approval of the Official Plan Amendment, Zoning By-law Amendment and Site Development applications as they will permit a residential development that is compatible with the existing surrounding land uses and represents good planning.

The Development Planning Department is recommending that the Draft Plan of Condominium (Common Elements) File 19CDM-16V001 to create common elements be updated by the Owner to reflect the related site plan, and the related implementing Condominium Agreement is prepared to the satisfaction of the City, and includes the final plans and conditions of City Departments and external agencies.

Location

The subject lands are located on east side of Islington Avenue, south of Langstaff Road, and are municipally known as 8451 and 8457 Islington Avenue. The subject lands and surrounding land uses are shown on Attachments #1 and #2.

Appeal of the Development Applications to the Ontario Municipal Board

On August 4, 2016, October 12, 2016, and October 13, 2016, the Owner of the subject lands appealed Official Plan Amendment File OP.16.005, Zoning By-law Amendment File Z.15.035, Site Development File DA.15.085 and Draft Plan of Condominium File 19CDM-16V001 to the Ontario Municipal Board (OMB) respectively. The appeals were submitted to the OMB pursuant to Sections 22(7), 34(11), 41(12), and 51(34) of the *Planning Act*, citing Council's failure to make a decision on the applications within prescribed timelines under the *Planning Act*.

Through the Pre-Hearing process, the OMB has identified a two-week hearing will be required to address the appeals. A Mediation Session has been scheduled for all participating parties on December 12, 2017. However, no hearing date(s) have been set at this time.

The Development Planning Department is seeking direction from Vaughan Council to attend the OMB proceedings in support of the recommendations contained in this report regarding the respective applications for Official Plan Amendment, Zoning By-law Amendment, Site Development and Draft Plan of Condominium (Common Elements).

Land Use Policies and Planning Considerations

The Development Planning Department has reviewed the development proposal shown on Attachments #3 to #5 in consideration of the following:

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a) Provincial Policy Statement 2014

The Provincial Policy Statement, 2014 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and enables development while ensuring that the resources of provincial interests, public health and safety, and the quality of the natural and built environment are protected.

Part V – “Policies” of the PPS states (in part) the following:

Settlement Areas

1.1.3.1 “Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.”

1.1.3.2 “Land use patterns within settlement areas shall be based on:

a) densities and a mix of land uses which:

- efficiently use land and resources;
- are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and,
- support active transportation; and,
- are transit-supportive, where transit is planned, exists or may be developed.”

2.1.3.3 “Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.” Italicized

Housing

1.4.3 “Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market by (in part):

- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and
- e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.”

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Natural Heritage

2.1.2 “The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.”

2.1.8 “Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.”

The subject lands are located within a defined settlement area by the PPS. The proposed development achieves the intention of the Settlement Areas, Housing and Natural Heritage policies of the PPS, by making more efficient use of the subject lands as it minimizes land consumption, proposes a housing typology (townhouses) that will help meet projected housing needs, and utilizes existing servicing and infrastructure. In addition, the proposed development will help to restore and provide long-term protection for the surrounding natural environment by bringing it into public ownership.

b) Places to Grow – The Growth Plan for the Greater Golden Horseshoe

The Provincial Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) is intended to guide decision making on the development of land by encouraging compact built form, transit supportive communities, diverse land uses, and a range and mix of housing types. The Growth Plan encourages the concentration of population and employment growth within the settlement areas, and promotes the development of complete communities that offer a mix of housing types, access to local amenities, and connections to municipal water and wastewater systems.

The proposed development is consistent with the policy framework envisioned by the Growth Plan by making a more efficient use of the subject lands, incorporating a more compact and efficient form of ground related residential development (townhouses) within a built-up area at a density that is transit-supportive, and by utilizing existing municipal services located on Islington Avenue.

c) York Region Official Plan 2010

The York Region Official Plan 2010 (YROP 2010) designates the subject lands as “Urban Area” and “Regional Greenlands System” by Map 1 – “Regional Structure”. The Urban Area designation permits a range of residential, commercial, employment and institutional uses, subject to additional policy criteria. The subject lands front onto Islington Avenue, a regional road with a planned 30 m right-of-way, and a planned regional cycling connection (Map 10 – “Regional Cycling Network”).

YROP 2010 encourages a broad range of housing types within efficient and mixed-use compact communities at an overall transit-supportive density. The range of housing includes different forms, types and tenures to satisfy the needs of the Region’s residents. YROP 2010 identifies that the housing stock in the Region is primarily comprised of detached units, and recognizes that the housing market is faced with demands for a broader variety of housing forms to meet the needs of different households. YROP 2010 also encourages pedestrian scale, safety, comfort and mobility, and the enrichment of the existing area with attractive buildings, landscaping and public streetscapes.

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The proposed development offers a form of housing (townhouse dwellings) at a density that is more transit-supportive and is located on an existing public transit network. The proposed development would diversify the range of housing types found within the immediate community, and creates an urban interface with pedestrian connectivity to Islington Avenue. A portion of the subject lands located within Regional Greenlands System is proposed to be dedicated into public ownership to ensure its long-term protection.

On May 26, 2016, York Region exempted Official Plan Amendment File OP.16.005 (Ravines of Islington Encore Inc.) from approval by the Regional Committee of the Whole and Council. As a result, Vaughan Council is the approval authority for Official Plan Amendment File OP.16.005.

d) Vaughan Official Plan 2010

The subject lands are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010), Volume 2 - Woodbridge Centre Secondary Plan (WCSP), and are located within a “Community Area” by Schedule 1 - Urban Structure.

The “Low-Rise Residential” designation of the WCSP defers to the policies of the “Low-Rise Residential” designation of VOP 2010, Volume 1, which permits townhouses situated on a single parcel and part of a row of at least 3 but no greater than 6 attached residential units. Schedule 4 - “Building Height Maximums” of the WCSP permits a maximum building height of 2-storeys for the subject lands (to a maximum measured height of 9.5 m); whereas, the “Low-Rise Residential” designation of VOP 2010, Volume 1 permits townhouses no greater than 3-storeys in height. The WCSP directs that where there is conflict with the policies set out in VOP 2010, Volume 1, the policies of the Secondary Plan shall prevail. Accordingly, the maximum permitted building height for the subject lands is 2-storeys (9.5 m), and an amendment to VOP 2010 is required to permit the proposed 3-storey (11 m) height.

i) Urban Design and Built Form, VOP 2010, Volume 1

Sections 9.1.2.2 and 9.1.2.3 of VOP 2010, Volume 1, provide direction on how new development is to be designed to respect and reinforce the existing physical character and uses of the surrounding area. This includes urban design and built form elements such as the local pattern of lots, streets and blocks; the size and configuration of lots; the building type of nearby residential properties; the heights and scale of nearby residential properties; the setback of buildings from the street; the pattern of rear and side-yard setbacks; and the conservation and enhancement of heritage buildings.

The subject lands directly abut existing townhouse developments to the north and to the south. The proposed development represents a continuation of the established building type (townhouses) with similar lot sizes, height, building setbacks, and private laneway configuration. Accordingly, the proposed development conforms to the compatibility and built form criteria of VOP 2010, Volume 1.

ii) Building Type and Development Criteria for Townhouses, VOP 2010, Volume 1

Section 9.2.3.2 of VOP 2010, Volume 1, establishes development criteria for townhouses, and directs that townhouses be no greater than 3-storeys in height,

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contain no more than 6 residential units in a row, have a minimum 18 m separation distance for facing units not separated by a public road, and that townhouse units flanking a public street provide a front-yard and front-door entrance facing the public street.

The proposed development conforms to the building type and development criteria in that the proposed townhouse units are no greater than 3-storeys in height, there is a facing separation distance of at least 18 m between all townhouse blocks, and the units flanking Islington Avenue are proposed to include a front-door and direct access to the public street.

The proposed development does not conform to Section 9.2.3.2 of VOP 2010, Volume 1, with respect to the maximum permitted number of townhouse units in a row. The Owner is proposing 2 townhouse blocks that contain 8-units (Blocks 1 and 6), and 1 townhouse block with 7-units (Block 5). The Development Planning Department can accept the proposed number of units within these townhouse blocks as all the blocks front onto the common element condominium road, and the extra units within each block are not perceivable from the public street (Islington Avenue).

iii) The Community Area Policy Review for Low-Rise Residential Designations

In recognition of the increased development pressure stable residential neighbourhoods are facing, Council directed Staff to undertake a policy review of the Low-Rise Residential designation of VOP 2010 in October 2015. Following Council's direction, the Policy Planning and Environmental Sustainability Department initiated the Community Area Policy Review for Low-Rise Residential Designations, which has resulted in the Council adopted Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods ("Guidelines") and the Community Area Policy Review for Low-Rise Residential Designations Study ("Study"). The Guidelines were approved by Vaughan Council on October 19, 2016. The Study was approved by Vaughan Council on April 19, 2017, and a future Official Plan Amendment to implement the Study recommendations will be forwarded to Vaughan Council for adoption at a future date.

iv) Surrounding Development

The proposed development is consistent with approved townhouse developments located to the north and south of the subject lands, which are identified on Attachment #2, and described in greater detail below. The proposed townhouse development represents a continuation of an existing built form within this section of Islington Avenue:

a) Ravines of Islington Phase I (Files OP.11.004, Z.11.014 and DA.12.039)

The proposed development constitutes Phase II of a townhouse development located on the abutting lands to the north, as shown on Attachment #2, which was approved by Vaughan Council on November 29, 2011. This residential development (Ravines of Islington Phase I) consists of 11 townhouse units within 2 blocks, all fronting on a common element condominium road, and a 30 m environmental buffer from the core feature located on the lands. On January 31, 2012, Vaughan

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Council approved a revision to the proposed development concept that included 13 townhouse units within 2 blocks, all fronting on a common element condominium road. In support of the Phase I development, the Owner provided a Conceptual Context Plan showing a future connection to the south through an extension of the private road network.

b) 2088756 Ontario Ltd. (Files OP.06.022, Z.06.049 and DA.08.078)

Vaughan Council on June 23, 2008, approved a residential development consisting of 10 townhouse units within 2 blocks, with access from a private common element condominium road on the abutting lands to the south, as shown on Attachment #2. The existing development includes one block with 4 townhouse units that front onto Islington Avenue, and a second block with 6 townhouse units that front onto a private common element condominium road.

c) 165 Pine Grove Investments Inc. (Files OP.11.001, Z.11.006 and DA.13.050)

On February 24, 2015, the OMB approved a development for the lands located to the south of the subject lands at 165, 170, 180, 192, 201 and 229 Pine Grove Road, as shown on Attachment #2. The approved development consisted of 103, 4-storey stacked townhouse units, a single detached dwelling (the Fred Hick's House), and a 6 m environmental buffer from the Regulatory Flood Limit.

v) Natural Heritage

The subject lands are located within the Built-up Valley Lands and contain part of a Core Feature as identified by Schedule 2 – Natural Heritage Network (NHN) of VOP 2010, Volume 1. The TRCA has identified the Core Feature as a valley corridor of the East Humber River which contains a contiguous woodlot. Section 3.2.3.4 of VOP 2010 requires a 10 m minimum vegetation protection zone (VPZ) from a Core Feature. The original development concept proposed a 6 m VPZ, as shown on Attachment #6. The Owner has revised the original development proposal by removing one unit and shifting Blocks 3 and 4 further west to incorporate a 10 m VPZ from the Core Feature, as shown on Attachment #3. The proposed 10 m VPZ conforms to Section 3.2.3.4 of VOP 2010.

In order to facilitate the proposed development, a 0.06 ha portion of the contiguous woodland along the East Humber River must be removed. VOP 2010, Volume 1 directs that woodlands must be protected and enhanced, however, Section 3.3.3.3 allows for the removal of some woodlands where it has been demonstrated the woodland does not meet the policy criteria for being considered as having regional significance. To determine a woodlands potential as being of regional significance the following matters are considered: if the woodlands are considered early successional or contain invasive species, if the woodlands do not contain rare or endangered plants, animals or species, and if the woodland is located outside or is not connected to the NHN.

In support of the woodland removal the Owner has submitted an updated Environmental Impact Statement (EIS), which concludes that the 0.06 ha portion of the woodland, which is the edge of Core Feature on the subject lands, does

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not meet the minimum size, species or location criteria to be deemed significant woodlands, and therefore the 0.06 ha portion of the woodland can be considered for removal, subject to the Owner providing appropriate compensation. To mitigate the impact of the tree removal to the valley corridor, the EIS recommends that compensatory plantings be provided to obtain an overall ecological net gain for the nearby NHN or Regional Greenlands System, in accordance with Section 3.3.3.4 of VOP 2010.

The Owner will be required to work with the City and TRCA to finalize the mitigation, compensation and rehabilitation plan, and/or provide cash-in-lieu thereof, in accordance with the City’s Replacement Tree Requirements, Section 3.3.3.4 of VOP 2010 and the TRCA’s Compensation Protocol.

In consideration of the above, the Owner has demonstrated that the proposed residential development meets the intent of the “Community Area” and “Core Feature” policies of VOP 2010, and will establish a low-rise residential development that is appropriate and compatible with surrounding development and will have no adverse impacts on the surrounding land uses and adjacent woodlot. As a result, the Development Planning Department can support Official Plan Amendment File OP.16.005.

Zoning

The subject lands are zoned R2 Residential Zone, OS1 Open Space Conservation Zone and A Agricultural Zone by Zoning By-law 1-88, subject to site-specific Exception 9(782), as shown on Attachment #2. To permit the proposed development, the Owner is proposing to rezone the subject lands to RM2 Multiple Residential Zone in the manner shown on Attachment #3, together with the following site-specific zoning exceptions to the RM2 Zone:

Table 1: Proposed Zoning Exceptions

	Zoning By-law 1-88 Standard	RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone
a.	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”
b.	Definition – “Lot”	Means “a parcel of land fronting on a public street”	Means “a parcel of land fronting on a public or private common element road”

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c.	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 or the dividing line between a lot and a reserve abutting a street or private common element road”
d.	Permitted Uses	- Apartment Dwelling - Multiple Family Dwelling - Block Townhouse Dwelling - Day Nursery	Permit Townhouse Dwellings on Parcels of Tied Land (POTLs).
e.	Frontage on a Public Street	No person shall erect any building or structure in any zone unless the lot upon which such building or structure is to be erected fronts upon an improved public street	Permit a Townhouse Dwelling situated on freehold lot to front onto a private common element condominium road
f.	Minimum Lot Frontage	30 m / Block	5.6 m / POTL
g.	Minimum Lot Area	230 m ² / unit	136.4 m ² / POTL
h.	Front Yard Setback (to a Garage)	6.4 m	5 m
i.	Minimum Rear Yard (Blocks 3 and 4)	4.5 m	4 m
j.	Minimum Exterior Side Yard (Blocks 1 and 6 to Islington Avenue)	4.5 m	3 m
k.	Maximum Lot Coverage (for each POTL)	50%	64.81%

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i.	Minimum Amenity Area	36 units @ 90 m ² / unit Total = 3,240 m ²	36 units @ 27.67 m ² / unit Total = 996.12 m ²
m.	Minimum Front or Exterior Yard Landscaping for POTLs	33% of the front or exterior side yard shall be comprised of landscaping	30% of the front or exterior side yard shall be comprised of landscaping
n.	Minimum Landscape Strip Widths Around Outdoor Parking Areas	3 m	1 m
o.	Minimum Screening Requirements for Outdoor Parking Areas	Screening shall consist of either a landscaped earthen berm or an evergreen hedgerow, and shall have a minimum height of 1.2 m	Screening is not required around outdoor parking areas
p.	Maximum Encroachment for Uncovered, Unexcavated and Unenclosed Exterior Stairways, Porches and Balconies	1.8 m	2 m in the front yard
q.	Maximum Retaining Wall Height	1 m	1.45 m
r.	Minimum Setback for a Retaining Wall to the Nearest Property Line	A distance equal to its height (1.45 m)	0.2 m

The Development Planning Department has reviewed the proposed rezoning and site-specific exceptions identified in Table 1 to Zoning By-law 1-88 and provides the following comments:

- i) The proposed RM2 Zone for the subject lands is consistent with the zoning for the residential development located on the abutting lands to the north (Ravines of Islington Phase I) which will provide a mutual access connection between the subject lands and establish zoning continuity between abutting townhouse developments. In addition, the existing townhouse development to the south (2088756 Ontario Ltd.) is zoned RM2 Zone. Accordingly, the Development Planning Department can support the proposed rezoning to the RM2 Zone.
- ii) The definitions of “Dwelling, Street Townhouse”, “Lot” and “Street Line” require a site-specific amendment to permit townhouse dwellings to front onto a public road (Islington

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- iii) Avenue) or a private common element condominium road. The proposed amendments to the definitions help prevent future technical variances created as a result of the POTLs from occurring. Section 3.21 respecting Frontage on a Public Street requires a site-specific amendment for the same purpose.
- iii) The proposed minimum POTL area and frontage, building and yard setbacks and encroachments can be supported as they are consistent with the development standards that have been approved for the townhouse development located on the abutting lands to the north (Ravines of Islington Phase I) and south (2088756 Ontario Limited), and will implement a residential development with a consistent pattern of lots and setbacks.
- iv) The proposed amenity area can be supported as each of the proposed townhouse units have a private backyard. In addition, the subject lands are located adjacent to an approved multi-use trail, which may provide future residents with a connection opportunity to the City's open space network through the proposed amenity area.

In consideration of the above, the Development Planning Department is satisfied that the proposed rezoning and amendments to Zoning By-law 1-88 will facilitate a residential development that is compatible with the existing and planned built form in the surrounding area.

Site Plan Review

a) Site Plan

The Owner has submitted Site Development File DA.15.085 to permit the development proposal consisting of 36, 3-storey townhouse dwelling units within 6 blocks ranging from 3 to 8 units per block, as shown on Attachments #3 to #5. All the townhouse units will be a minimum 5.69 m in width and will front onto a private common element road. To contribute to the public streetscape, the main front façade of the end units abutting Islington Avenue in Blocks 1 and 6 will incorporate front doors, wrap around balconies and walkways from the public right-of-way.

Blocks 1 and 6 are setback 3.17 m from Islington Avenue, with a porch that encroaches into the front yard. The proposed front yard setback from Islington Avenue is consistent with the setback and street wall that was established by the Council approved residential development located on the abutting lands to the north (Ravines of Islington Phase I).

The proposed private common element condominium road, shown on Attachment #3, includes one all-moves access point to Islington Avenue, and connects to the common element condominium road for the abutting townhouse development located to the north of the subject lands (Ravines of Islington Phase I). The private common element condominium road terminates in a hammerhead, which is designed to accommodate maneuvering for both private and service vehicles. Visitor parking spaces are located throughout the development, including seven visitor parking spaces and bicycle parking spaces between Blocks 1 and 2, and 2 visitor parking spaces are located within the hammerhead adjacent to Block 5.

The Owner has not identified the location of the air conditioner (AC) units for each of the townhouse units on the site plan, however, the Owner has indicated that they will be located in the rear yard in accordance with the City's Residential AC Unit By-law #50-2017. The Owner will be required to update the site plan or provide an AC Unit plan demonstrating AC Unit compliance with the zoning by-law. For the townhouse units that flank Islington Avenue,

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the Owner may be required to provide screening and landscaping around the AC units should they be visible from the public street, to the satisfaction of the Development Planning Department.

In order to implement the development proposal shown on Attachment #3, a portion of the existing woodlot within the valley corridor, being 0.06 ha in area, requires removal. The Owner is providing a 10 m VPZ from the stable top-of-bank within the valley corridor. The balance of the valley corridor and the associated 10 m VPZ must be dedicated into public ownership for its long-term protection.

b) Revisions to the Site Plan

The proposed site design/layout (Attachment #3) was revised from the initial submission, shown on Attachment #6, and presented at a Public Hearing on April 5, 2016. One unit within Block 5 has been deleted, and Blocks 3 and 4 were shifted further west and partially removed from the valley corridor. The revisions to the Site Plan also include the incorporation of a 10m VPZ in conformity with Section 3.2.3.4 of VOP 2010.

c) Building Elevations

The proposed townhouse elevations shown on Attachment #5, have façades finished with a mix of stone, brick, and cedar shingled dormers. The Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods (“Guidelines”) recommend that townhouses be oriented to and have frontage on a public street, and units that flank a public street be addressed on both streets with elevations that include windows and details consistent with a front elevation. The Owner is proposing to have majority of the townhouse units front onto a private common element condominium road. The units flanking Islington Avenue will front onto the public street. To date, the Owner has demonstrated a commitment to providing upgraded flankage units to Islington Avenue based on the site plan shown on Attachment #3. The Owner is required to provide updated elevation plans for all facades, which includes upgraded material and finishing treatments for the units that flank Islington Avenue, to the satisfaction of the Development Planning Department.

d) Landscape Plan

The landscape plan shown on Attachment #4, includes a substantive mix of vegetation, and includes deciduous trees, coniferous trees and a variety of shrub species, to enhance the proposed townhouse development and provide restoration to the woodlot.

The front yards of the townhouse dwellings include precast unit pavers, deciduous trees and shrubs. The rear yards are partially enclosed by wood privacy screens, and landscaped with sod and deciduous trees. At the Islington Avenue interface, the flankage units are upgraded with additional shrub plantings, flagstone stepping stones, precast unit pavers, and deciduous trees. The Owner is proposing privacy fencing along the north and south property lines. The privacy fencing does not carry into the woodlot. The Owner is proposing acoustical fencing for the yards of the dwelling units that flank Islington Avenue, in accordance with the requirements of the Noise Control Study. The Owner is also proposing a continuous chain link fencing where the rear yards of Blocks 3 and 4 abut the VPZ of the woodland.

The Owner is proposing to restore the new edge of the woodlot with a variety of deciduous, coniferous and shrub species, and a native seed mix. Final details respecting the proposed landscaping of the subject lands, and the proposed planting and restoration of the woodlot is subject to approval by the Development Planning Department and the TRCA.

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Sidewalk connections are proposed along the north side of the private common element condominium road, and in front of Blocks 3 and 4. Pedestrians connections are available to all common element areas, including the visitor parking, the private amenity area and community mailboxes.

e) Amenity Area

The Owner is proposing an amenity area in the north easterly portion of the of the subject lands, abutting the woodlot, as shown on Attachments #3 and #4. The proposed Amenity Area will include a play structure, playground surfacing, and a log stump seating feature. This area will be enhanced with vegetation that includes a variety of shrub species and deciduous trees. The location of the proposed amenity area would abut the planned multi-use recreational pathway that runs north and south along the Humber River Valley corridor.

f) Existing and Future Easements

The property is subject to an existing easement in favour of York Region that runs along the north property line as shown on Attachment #3, for an existing storm pipe that stretches from Islington Avenue to the Humber River. The rear yards of Blocks 1 and 2, and the private amenity area, are entirely located on this easement. York Region has reviewed the proposed development and has advised that they have no objection to the location of the rear yards or amenity area, and that this easement should be released and transferred to the City of Vaughan. This is discussed in greater detail in the Regional Implications section of this report.

If the development applications are approved, the Owner will be required to provide a new easement(s) in favour of the City to facilitate a connection to the multi-use recreational pathway located within the Humber River Valley corridor for maintenance purposes. In addition, to facilitate the connection of the proposed private common element condominium road to the townhouse development located immediately to the north, a reciprocal access easement must be registered against the subject lands. This approach is consistent with Ravines of Islington Phase I (Files OP.11.004, Z.11.014, DA.12.039 and 19CDM-13V001) which secured and registered similar easements for access through the implementing Site Plan Agreement and Condominium Agreement.

If the subject development applications are approved, the Owner will be required to provide easement(s) to the satisfaction of the City. This is discussed in greater detail in the Development Engineering Department and Parks Development sections of this report.

The Development Planning Department is generally satisfied with the proposed site design, subject to the comments in this report. If the subject development applications are approved, the final site plan, building elevations, landscape plans and landscape cost estimate must be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in the recommendation of this report.

Draft Plan of Condominium (Common Elements)

The Owner has submitted a related Draft Plan of Condominium (Common Elements) File 19CDM-16V001 for the subject lands shown on Attachments #1 and #2, for the creation of common elements to be managed by a future condominium corporation. To date, the Owner has not provided the City with an updated Draft Plan of Condominium that properly depicts or describes all the common elements for the subject lands.

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Should the development applications be endorsed by Vaughan Council and approved by the OMB, in whole or in part, the Development Planning Department recommends that the OMB withhold its final Decision/Order regarding the proposed Draft Plan of the Condominium (Common Elements) until the implementing documents (the Official Plan Amendment, Zoning By-law Amendment, Site Plan, Draft Plan of Condominium (Common Elements) and related agreements) are prepared and finalized to the satisfaction of the City, and includes the final plans and conditions of City Departments and external agencies.

Development Planning Department, Urban Design and Cultural Heritage Section

The Urban Design and Cultural Heritage Section of the Development Planning Department advise that the subject lands have undergone a Stage 1 Archaeological Assessment which identified archaeological potential on the subject lands. The findings of the Stage 1 report warrant the completion of a Stage 2 Archaeological Assessment. The Owner has submitted a Stage 2 Archaeological Assessment for review and approval. No construction activities shall take place within the study area identified within the Stage 1 Archaeological Assessment prior to the Ministry of Tourism, Culture and Sport (Archaeology Unit) confirming in writing that all archaeological licensing and technical review requirements have been satisfied.

Policy Planning and Environmental Sustainability (PPES) Department

The easterly portion of the subject lands contain a Core Feature of the NHN as identified by VOP 2010, Volume 1. Core Features are protected under Section 3.2.3.4 of VOP 2010, which prohibits any development or site alteration within a Core Feature and its VPZ. The Environmental Impact Study (EIS) identifies the Core Feature as being associated with the East Humber River Valley. The EIS identifies the stable top-of-bank line and a dripline edge as staked by the TRCA in September 2015. The subject lands are regulated by the TRCA pursuant to O. Reg. 166/06, accordingly, a TRCA permit is required in order to construct the proposed residential development.

The Owner is seeking to remove 0.06 ha of the woodland edge to facilitate the proposed development. Sections 3.3.3.3 and 3.3.3.4 of VOP 2010 allow for the removal of some woodlands where it has been determined the woodland does not meet the policy criteria of being considered as having regional significance. The policy criteria which determines a woodland's potential as being of regional significance considers the following: if the woodland is considered early successional or contains invasive species; if the woodland does not contain rare or endangered plants, animals or species; and if the woodland is located outside or is not connected to the NHN. The removal of the woodland must not affect the ability of the retained woodland to remain significant in accordance with Section 3.3.3.4.

The PPES Department, in consultation with the City's Transportation Services, Parks, and Forestry Operations Department have undertaken an evaluation of the woodland on the subject lands, and provide the following opinion with respect to the 0.06 ha portion being considered for removal:

- the periphery of the woodland edge contains a stand of Norway Maples, Apple Trees, Elms and Buckthorn;
- the woodland edge is disturbed and contains garbage;
- the interior of the woodland is identified as early successional vegetation, and forms part of the significant woodland;

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- a Butternut Tree, which is a Species at Risk, has been identified within the woodland interior. An appropriate buffer has been provided to ensure there are no impacts to this tree or its habitat. This portion of the woodland is not being proposed for removal as part of the subject development application;
- Redside Dace, which is a Species at Risk, has been considered by the EIS, and an appropriate setback has been provided which does not extend beyond the stable top-of-bank; and
- the composition of the woodland edge of this tree stand differs from the interior of the woodland, and therefore is not considered to form part of the significant woodlands. The interior of the woodland is considered to be significant for the reasons previously discussed in the Natural Heritage section of this report.

The PPES and Transportation Services, Parks, and Forestry Operations Departments advise that if the development envelope of the subject lands is applied from the stable top-of-bank the resultant VPZ will contain the woodland, and the rear yards of the proposed residential units within Blocks 3 and 4 will directly abut the woodland, and there will be no buffer to the woodland. If the subject development applications are approved, appropriate fencing is required to prevent any interference or disturbance to the abutting woodland.

In consideration of the above, with regard to Sections 3.3.3.3 and 3.3.3.4 of VOP 2010, and as concluded in the EIS, the removal of 0.06 ha of the woodland meets the policy criteria, subject to the Owner providing adequate compensation, mitigation and rehabilitation, to the satisfaction of the City and the TRCA. Compensation for Core Feature removal can be considered based on the size of the woodland and VPZ being impacted and the replacement costs to recreate the feature elsewhere in the landscape. The TRCA will need to determine the compensation value for the impacted area, given that these lands are regulated. The Owner will be required to provide an Edge Management Plan in order to address the restoration of the impacted area. Compensation for Core Feature removal cannot be calculated using the City's Replacement Tree Requirement.

It is the opinion of the PPES and the Transportation Services, Parks, and Forestry Operations Departments that the 0.06 ha can be removed to accommodate the proposed development, subject to the Owner satisfying the above noted conditions and recommendations.

The Owner is proposing to remove a number of mature trees located outside the staked dripline in order to accommodate the proposed development. The Owner has provided a Tree Inventory in support of the proposed development, however, it does not include a plan identifying the location of the trees or the trees to be removed. If the development applications are approved, the Owner will be required to provide a plan identifying the location of the existing trees, and a plan that overlays the proposed development with the location of these trees. The Owner will be required to provide compensation for the trees located outside the staked drip-line in accordance with the City's Replacement Tree Requirements. These requirements are included in the recommendation section of this report.

Development Engineering Department

The Development Engineering Department has reviewed the applications and provides the following preliminary comments:

a) Private Road Network

The Traffic and Access Study ("Study"), prepared by Cole Engineering in support of the

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proposed development concludes that it is expected to have a negligible impact on the surrounding road network. Development Engineering staff are satisfied with the Study and its conclusions, including the resident and visitor parking being proposed which meet the requirements of Zoning By-law 1-88.

b) Water Servicing

There is an existing watermain along the west side of Islington Avenue adjacent to the subject lands, and a lateral connection is proposed to service the subject development. The proposed service connection does not meet City standards. If approved, the service connection standard details must be revised to the City's satisfaction prior to the execution of a Site Plan Agreement.

If approved, a review of the available water pressure and flow calculations, including a detailed drawing review, will be undertaken when the limits of the development envelope are established and revised drawings are resubmitted to the City for review.

c) Sanitary Servicing

An existing York Region trunk sewer main runs along the east side of Islington Avenue adjacent to the subject lands, and a lateral connection is proposed to service the proposed development with a direct connection into an existing York Region manhole located within the Islington Avenue right-of-way.

If the development applications are approved, the Owner is required to ensure that conveyance capacity is available in the existing sewer system and must obtain all required approvals from York Region prior to the execution of a Site Plan Agreement. Additionally, a review of the sanitary discharge calculations, including a detailed drawing review, will be undertaken when the limits of the development envelope are confirmed and revised drawings are resubmitted to the City for review.

The Development Engineering Department advise that the municipal sanitary sewer referred to by York Region is abandoned and not available to service the subject development.

d) Storm Servicing

An existing York Region storm sewer runs along the west side of Islington Avenue fronting the subject lands, however, the Owner is proposing to discharge all stormwater east into the Humber River. The Owner is required to obtain approval from the TRCA to implement the proposed storm servicing plan.

York Region has identified a preference for the City to own and maintain the existing storm sewer infrastructure on the subject lands, and subject to an easement, as shown on Attachment #3. As the City does not typically assume infrastructure servicing private condominium developments, and given that the existing storm sewer and easement are under the jurisdiction of York Region and conform to Regional requirements, any modification or proposed measures relating to the existing infrastructure within this easement is subject to approval by York Region. At this time, the Development Engineering is requesting the Owner to illustrate and outline all external drainage areas contributing to the flow conveyed by the storm sewer in the easement.

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If approved, stormwater quantity, quality, erosion and infiltration design shall be designed in accordance with the Toronto and Region Conservation Authority's criteria requirements, to their satisfaction, prior to the execution of a Site Plan Agreement.

If approved, a detailed review of the storm discharge calculations will be undertaken when the limits of the development envelope are established and revised drawings are resubmitted to the City.

The Geotechnical Report should be updated address the suitability of proposed infiltration trenches, including the hydraulic conductivity of the soil, percolation rates and setback requirements of infiltration facilities from adjacent structures.

e) Site Grading and Erosion and Sediment Control

A variety of erosion control best practice manuals are available, however, the *Erosion and Sediment Control Guidelines for Urban Construction (December 2006)* was created as a consolidated document for land development, construction and water management best practices for jurisdictions within the Greater Golden Horseshoe Area. Erosion and sediment control measures are to be implemented during construction to minimize silt laden runoff discharge from the subject lands in accordance with the *Erosion and Sediment Control Guidelines for Urban Construction*.

Proposed retaining walls exceeding 1 m in exposed height must:

- be designed and certified by a Professional Engineer specializing in geotechnical/structural engineering with a seal, signature and date affixed to the construction details (pre-engineered/proprietary systems are acceptable). The retaining wall design must also be accompanied by calculations that clearly demonstrate that it is structurally sound;
- be inspected during construction and certified in writing by a Professional Engineer that the as-built condition is in conformity with the design drawings; and
- if the retaining wall abuts public property, then a Building Permit may be required in accordance with the Ontario Building Code (OBC).

Any difference in elevation of more than 600 mm between the walking surface and adjacent surface shall be protected by a guard/handrail/fence in accordance with the OBC.

f) Sewage and Water Allocation

On December 13, 2016, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City.

Accordingly, servicing capacity to Site Development File DA.15.085 is available and unrestricted. Therefore, the following resolution to allocate capacity to the subject development may be recommended for Council approval:

"IT IS HEREBY RESOLVED THAT Site Development File DA.15.085 (Ravines of Islington Encore Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a maximum total of 37 residential units (113 persons equivalent)."

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g) Noise Control Study

A Noise Control Study, prepared by SS Wilson Associates Consulting Engineers, has been submitted in support of the proposed development. The Noise Control Study recommends a combination of noise attenuation measures, including the installation of acoustical barriers to shield outdoor living areas from the noise generated by Islington Avenue, provisions for air conditioning, building acoustic insulation, and warning clauses to be included in all Offers of Purchase and Sale.

Detailed comments for each specific Block/Lot will be issued when the limits of the development envelope are established. Revisions to the Noise Control Study may be required.

h) Environmental Engineering

The Development Engineering Department has confirmed and accepted the Environmental Site Assessment documents submitted in support of the proposed development, on the basis that the open space valley lands are intended to be dedicated into TRCA ownership. If the open space valley lands are dedication to the City, additional environmental report(s) may be required.

i) Waste Collection

A Professional Engineer or Architect registered in Ontario is required to confirm that the proposed private road and overall site design has been designed to accommodate garbage truck maneuverability for future city waste collection services when they are offered for private common element condominium developments by the City of Vaughan's Environmental Services Department.

j) Other Approvals

Approval from the Development Engineering Department is subject to the Owner obtaining approval and satisfying all requirements of York Region and the TRCA.

k) Other Comments

The Development Engineering Department also note the following:

- the Owner is required to pay the Development Engineering Site Plan Complex Fee in the amount of \$30,510 including HST pursuant to the Fees and Charges By-law #171-2013, as amended, within the next calendar year. This fee shall be included with the next submission made by the Owner to the Development Engineering Department;
- a detailed review of the design drawings will be completed when the development limits of the subject lands is confirmed and revised drawings are issued, as required. The Development Engineering Department reserve the right to comment on subsequent submissions;
- the proposed water and sanitary servicing connections (including decommissioning of existing and/or the installation of proposed connections) within the City's right-of way must be completed by the City's contractor. The Owner is required to contact the City's Development Inspection and Lot Grading Division directly upon final approval to coordinate the proposed works, including cost estimates and scheduling;

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- upon final approval for the sidewalk installation on Islington Avenue (within York Region's right-of-way) the Owner is required to obtain any applicable permits and coordinate all inspections directly through the Development Inspection and Lot Grading Division and York Region; and
- the Owner is required to contact the Environmental Services Department at least 72 hours in advance of connecting to and/or disconnecting from any existing municipal water services to ensure that staff are present to observe the works and to provide any additional requirements to the City's sole satisfaction.

Office of the City Solicitor, Real Estate Department

The Office of the City Solicitor, Real Estate Department advises that the Owner shall pay to Vaughan by way of certified cheque Cash-in-Lieu of the dedication of parkland prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-Lieu of Parkland Policy, should the applications be approved. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Parks Development Department

The Parks Development Department has no objection to the proposed development, subject to the following conditions of Site Plan approval:

- fulfillment of the Owner's Parkland Dedication obligations to the City in accordance with the City's Cash-in-Lieu of Parkland Policy and the *Planning Act*,
- the City of Vaughan Pedestrian and Bicycle Master Plan identifies a multi-use recreational pathway that runs north and south along the Humber River Valley corridor located along the easterly portion of the subject lands. The subject lands presently contain an easement in favour of York Region along the northerly lot line from Islington Avenue to the Humber River valley. An easement in favour of the City of Vaughan over the subject lands is required to facilitate access to the multi-use recreational pathway for maintenance purposes to the satisfaction of the City;
- that the following warning clause be included in the Site Development Agreement and all Offers of Purchase and Sale for residential lots abutting or adjacent to the open space:

"Owners and/or tenants are advised for residential properties abutting or adjacent to an open space area, that this area may be programmed in the future with a multi-use recreational pathway, which may be programmed with active uses that include noise, lighting from the use of trails, and from operations and maintenance of the area. The Open Space area may be designed for naturalization and may receive minimal maintenance."; and
- Additional warning clauses may also be required for the residential lots encumbered by the York Region drainage easement located along the northerly property line of the subject lands.

Environmental Services Department, Waste Management Division

The Environmental Services Department, Waste Management Division has no objection to the proposed development, provided that the access is designed in accordance with the City of

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Vaughan's Waste Collection Design Standard Policy. The Owner will be required to work with the Environmental Services Department, Waste Management Division to bring the proposed development in compliance as follows:

- access routes must be constructed to a minimum "Heavy Duty Asphalt" as per City engineering standards, and noted along the centre line access;
- all drawing(s) submitted for approval must be stamped by a Professional Engineer or Architect registered in Ontario;
- the Waste Collection Design Standards Form must be updated to specify the type and size of containers for garage, recycling and organics (e.g. 95 gallon carts, standard blue boxes, etc.); and
- updated plan(s) are required to demonstrate truck turning movements on the proposed private road (i.e. entering, exiting and maneuvering within the hammerhead).

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the Official Plan Amendment, Zoning By-law Amendment and Site Development Application, and advise that the subject lands are entirely located within the valley corridor of the East Humber River. This portion of the valley corridor has been urbanized and is identified as a Core Feature and is located within the Built-up Valley Lands by VOP 2010. A woodlot contiguous with the East Humber River is located on the easterly portion of the subject lands which forms part of York Region's Greenlands System. In order for development to occur on the subject lands, a permit is required from the TRCA in accordance with Ontario Regulation 166/06.

The TRCA conducted a site staking with the Owner of the subject lands on September 4, 2015. During the site staking exercise, the TRCA requested that a 10 m environmental buffer be applied from the greatest feature extent to establish the development envelope, being the staked dripline. The TRCA have advised that the environmental buffer should be applied from the staked dripline given that the woodlot is contiguous to the East Humber River and forms part of the TRCA's "Terrestrial Natural Heritage Network". When the environmental buffer is applied to the staked dripline as opposed to the stable top of bank, the result is a smaller development envelope which impacts the proposed development and may result in the potential loss of units. The TRCA has advised that they have no objection to the delineation of the Regional Storm Floodplain, meander belt or staked top-of-bank.

The Owner of the subject lands is proposing a 10 m environmental buffer from the staked top-of-bank in order to facilitate the proposed development, this will require the removal of 0.06 ha of the woodland. Prior to permitting any Core Feature removals, the TRCA's Living City Policies (LCP) propose a hierarchy where avoidance, mitigation and minimization of impacts to the natural heritage system must be considered prior to proposing compensation. If the development applications are approved, the Owner will be required to work with the TRCA to establish an appropriate mitigation, compensation and rehabilitation plan, to the satisfaction of the TRCA. A condition to this effect is included in the recommendation of this report.

The TRCA also requests that all lands determined to be part of the natural system, including the environmental buffer, be zoned to an appropriate open space zone category and dedicated into public ownership free of all costs and encumbrances. This is included in the recommendation of this report.

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Canada Post

Canada Post has no objection to the proposed development, subject to the following conditions:

- that the Owner include in all Offers of Purchase and Sale a statement that advises the prospective purchasers that mail delivery will be from a designated Community Mailbox. The Owner will be responsible for notifying purchasers of the exact Community Mailbox location(s) prior to the closing of any home sale;
- the Owner is required to consult with Canada Post Corporation to determine suitable locations for the placement of a Community Mailbox and to indicate these locations on the appropriate plan(s);
- the Owner must provide the following for each Community Mailbox site and include these requirements on the appropriate plan(s);
 - i) an appropriately sized sidewalk section (concrete pad) as per municipal standards to place the Community Mailboxes on;
 - ii) any required walkway across the boulevard, as per municipal standards;
 - iii) any required curb cut depressions for barrier free access; and
- the Owner further agrees to determine and provide a suitable temporary Community Mailbox location, which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox location(s).

Utilities

Enbridge Gas, Hydro One, Bell Canada and Alectra Utilities Corporation (formerly PowerStream Inc.) have no objection to the approval of the proposed development, subject to the Owner coordinating servicing, connections, easements and locates with the above noted utilities prior to the commencement of site works.

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

This report supports the following priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Improve municipal road network
- Continue to develop transit, cycling and pedestrian options to get around the City
- Continue to cultivate an environmentally sustainable City

Regional Implications

The York Region Community Planning and Development Services Department has reviewed the Official Plan Amendment application and has determined that the proposed amendment is a matter of local significance, and does not adversely affect Regional planning policies or interests. Accordingly, the Official Plan Amendment application is exempt from approval by the Regional Committee of the Whole and Council, which if approved, allows the proposed amendment to come into effect following its adoption by the City of Vaughan at a future Council date, and following the required appeal period.

York Region has completed a preliminary review of Site Development File DA.15.085, and have advised that they have no objection to the proposed development in principle, however, a number

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of outstanding design and technical issues need to be addressed prior to receiving final approval. More specifically, the Region notes the following, but not limited to, matters to be addressed:

a) Regional Site Plan Agreement

The Owner will be required to enter into a bi-party Site Plan Agreement with York Region. Prior to the execution of the Site Development Agreement with York Region, the Owner will be required to submit to the Community Planning and Development Services Branch a cost estimate of all works to be undertaken within the Regional right-of-way. Upon approval of the cost estimate, the Owner shall submit a Letter of Credit and Certificate of Liability Insurance to York Region prior to any site works occurring on the subject lands.

Prior to commencement of any construction, the Owner will be required to provide written confirmation from the City of Vaughan that allocation has been provided for the subject development proposal.

b) Road Widening

York Region is protecting for a 30 m right-of way along this section of Islington Avenue, accordingly all municipal setbacks should be identified from a point 15 m from the centreline of the Islington Avenue right-of-way. The Owner will be required to convey the requisite road widening along the Islington Avenue frontage of the subject lands, starting from a point 15 m from the centreline of Islington Avenue to York Region, free of all costs and encumbrances. The Owner will be required to provide York Region with a draft 65R-Plan demonstrating this road widening.

At this time, the Owner is estimating that a 1.5 m road widening to York Region will be required, as shown on Attachment #3, however, this must be confirmed through the submission of a survey to demonstrate that a 15 m setback from the centreline of Islington Avenue has been provided. The proposed development may result in a loss of units should the requisite road widening dedication be greater than 1.5 m along the Islington Avenue frontage.

c) Islington Avenue Right-of-Way

York Region is seeking additional information with respect to the proposed works within the Regional right-of-way. The Owner will be required to undertake any proposed works within the Islington Avenue right-of-way in accordance with the Regional Streetscape Policy, specifically the Region's Road Design Guidelines.

York Region is requesting that the proposed stop bar and stop sign be offset 1 m from the edge of the sidewalk in accordance with regional design standards, and that a decommissioned storm sewer and retaining wall within the right-of-way be removed, along with the existing entrance, located on Islington Avenue. Additional information including, but not limited to, unit measurements, proposed surface materials, pavement depths and details, and the identification of construction access are required for York Region to confirm compliance with regional design standards.

d) Forestry

The east side of Islington Avenue, within the regional right-of-way, contains overhead energized hydro lines. The Owner will be required to replace 4 existing *Quercus rubra* (red oak) trees within the right-of-way with 6 trees from the approved species list as

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identified by York Region. These trees must be planted at 6 m spacing intervals. Trees planted within the Regional road allowance shall conform to all specifications within the York Region Street Tree Preservation and Planting Design Guidelines, and to the terms outlined by Natural Heritage and Forestry Department, to the satisfaction of York Region.

e) Phase I Environmental Site Assessment (ESA)

The Owner will be required to submit a Phase I ESA, and supporting environmental reports, in accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 Record of Site Condition Part XV.1 of the Act (as amended) for the lands subject to these development applications, including the portion of the lands to be dedicated into Regional ownership. In addition, York Region requires a reliance letter and Statutory Declaration in their standard format that the report is in general accordance with O. Reg. 153/04.

f) Site Servicing

The Region advises that there is an existing sanitary sewer across the frontage of the subject lands (along Islington Avenue), and that the Owner is required to connect to this main. The proposed sanitary and water main crossings need to be constructed closer together and in a common trench thereby resulting in a smaller asphalt cut. In addition, the water main service should not go under the existing manhole.

g) Existing Easement

The subject lands presently contain an easement in favour of York Region over an existing storm pipe, located along the north property line that stretches from Islington Avenue to the Humber River. Based on the Owner's proposed stormwater management plan, a portion of this storm pipe will no longer be in use, and therefore requires removal. The easement over this pipe needs to be released, and replaced in favour to the City of Vaughan.

h) Stormwater Management

The subject lands presently contain stormwater management infrastructure, which includes the storm pipe located along the northerly property line and a storm sewer under Islington Avenue. In order to implement the stormwater management plan as proposed, the Region is seeking confirmation that the City will own and maintain the existing infrastructure identified above that drains external properties through the subject lands. To date, the City has not agreed to implement the stormwater management plan as proposed.

i) Additional Information

York Region requires revisions and updates to the drawings and reports submitted in support of the proposed development in accordance with the above noted comments. York Region also requires the following additional reports and materials in order to complete its review of the subject development proposal:

- a Draft 65R-Plan showing the road widening along Islington Avenue
- a revised Noise Control Study
- a detailed cost estimate for works within the Regional right-of-way

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York Region has no objection to the approval of the proposed residential development, subject to the above comments outlined within this report.

Conclusion

The proposed development consisting of 36 townhouse dwelling units has been comprehensively reviewed in consideration of applicable Provincial policies, Regional and City Official Plan policies, the requirements of Zoning By-law 1-88, comments received from City Departments and external public agencies, and the surrounding area context. The Development Planning Department is satisfied that the proposed residential development is appropriate and compatible with the existing and permitted uses in the surrounding area for the reasons set out in this report. On this basis, the Development Planning Department can support the approval of the Official Plan Amendment, Zoning By-law Amendment and Site Development applications, subject to the comments contained in this report and the conditions of approval outlined in the recommendation section of this report.

Should Vaughan Council endorse the recommendations in this report and the OMB approve the applications, the Development Planning Department recommends that the OMB withhold its final Decision/Order regarding the proposed development until the implementing documents, being the Official Plan Amendment, Zoning By-law Amendment and Site Plan Agreement, are prepared to the satisfaction of the City. The Development Planning Department also recommends that the OMB withhold its final Decision/Order regarding the proposed Draft Plan of the Condominium (Common Elements) until the implementing documents (the Official Plan Amendment, Zoning By-law Amendment and Site Plan Agreement) are prepared and finalized to the satisfaction of the City, and a technical report regarding the Draft Plan of Condominium is considered at a Committee of the Whole meeting, as identified in the recommendation of this report.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning and Site Plan
4. Landscape Plan
5. Typical Elevations
6. Original Site Plan

Report prepared by:

Diana DiGirolamo, Planner, ext. 8860
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.)

COMMITTEE OF THE WHOLE NOVEMBER 7, 2017

**OFFICIAL PLAN AMENDMENT FILE OP.16.005
ZONING BY-LAW AMENDMENT FILE Z.15.035
SITE DEVELOPMENT FILE DA.15.085
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-16V001
RAVINES OF ISLINGTON ENCORE INC.
WARD 2 - VICINITY OF ISLINGTON AVENUE AND LANGSTAFF ROAD**

Recommendation

The City Manager, Director of Development Planning, and Senior Manager of Development Planning recommend that the Ontario Municipal Board be advised that City of Vaughan Council ENDORSES the following recommendations:

1. THAT Official Plan Amendment File OP.16.005 (Ravines of Islington Encore Inc.) BE APPROVED, to amend Vaughan Official Plan 2010 regarding the subject lands shown on Attachments #1 and #2, specifically:
 - a) Volume 1, Section 9.2.3.2.a) to permit a maximum of eight attached residential units within townhouse Blocks 1, 5 and 6; and
 - b) Volume 2, Schedule 4 - Building Height Maximums of Chapter 11.11 - Woodbridge Centre Secondary Plan, to permit a maximum building height of 3-storeys (11 m).
2. THAT Zoning By-law Amendment File Z.15.035 (Ravines of Islington Encore Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the subject lands shown on Attachments #1 and #2 from R2 Residential Zone, OS1 Open Space Conservation Zone, and A Agricultural Zone as shown on Attachment #2, and subject to site-specific Exception 9(782), to RM2 Multiple Residential Zone and OS1 Open Space Conservation Zone in the manner shown on Attachment #3, together with the site-specific zoning exceptions to the RM2 Multiple Residential Zone standards identified in Table 1 of this report, and subject to the following:
 - a) that the portion of the lands to be zoned OS1 Open Space Conservation Zone be dedicated into public ownership free of all costs and encumbrances; and
 - b) that prior to the enactment of the implementing site-specific Zoning By-law Amendment, that the related Site Development File DA.15.085 (Ravines of Islington Encore Inc.) be substantially completed to the satisfaction of the Development Planning Department.
3. THAT Site Development File DA.15.085 (Ravines of Islington Encore Inc.) BE APPROVED, to permit 36, 3-storey townhouse dwelling units, within 6 blocks as shown on Attachments #3 to #5, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the Owner shall agree to provide an easement(s) in favour of the City of Vaughan for access into the valley system for future maintenance, as required;
 - ii) the Owner shall provide compensation to the City of Vaughan for the existing trees located outside the staked drip-line and proposed for removal in accordance with the City's Replacement Tree Requirements;

- iii) the Owner shall satisfy all requirements of the Development Planning Department, and the Development Planning Department shall approve the final site plan, elevations, landscape plans, landscape cost estimate, and air conditioner location plan;
 - iv) the Owner shall satisfy all requirements of the Development Engineering Department, and the Development Engineering Department shall approve the final site servicing and grading plan, erosion and sediment control plan and storm water management report.;
 - v) the Owner shall satisfy all requirements of the Parks Development Department;
 - vi) the Owner shall satisfy all requirements of the Policy Planning and Environmental Sustainability Department;
 - vii) the Environmental Services Department, Waste Management Division shall approve the final site plan for conformity with the Waste Collection Design Standard Policy;
 - viii) the Owner shall obtain all necessary approvals and permits, and shall satisfy all requirements of the Toronto and Region Conservation Authority; and
 - ix) the Owner shall obtain all necessary approvals and satisfy all requirements of York Region.
- b) the Site Plan Agreement ~~Agreement~~ shall include the following clause:
- i) “The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City’s Cash-in-Lieu of Parkland Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”
- c) the following warning clauses be included in all Offers of Purchase and Sale or Lease:
- i) “Owners and/or tenants/lessees are advised for residential properties abutting or adjacent to an open space area, that this area may be programmed in the future with a multi-use recreational pathway, which may be programmed with active uses that include noise, lighting from the use of trails, and from operations and maintenance of the area. The Open Space area may be designed for naturalization and may receive minimal maintenance.”
4. THAT Draft Plan of Condominium (Common Elements) File 19CDM-16V001 (Ravines of Islington Encore Inc.) to create common elements to be managed by a future condominium corporation be updated by the Owner to reflect the approved related Site Development File DA.15.085 (Ravines of Islington Encore Inc.), and that a technical report including conditions of Draft Plan Approval be prepared for consideration by the Committee of the Whole at a future Committee of the Whole meeting, prior to the registration of any Condominium Agreement.

5. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“IT IS HEREBY RESOLVED THAT Site Development File DA.15.085 (Ravines of Islington Encore Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a maximum total of 37 residential units (113 persons equivalent).”
6. THAT City of Vaughan staff be directed to attend the Ontario Municipal Board Hearing in support of the recommendations contained in this report regarding the respective applications for Official Plan Amendment, Zoning By-law Amendment, Site Development and Draft Plan of Condominium (Common Elements).
7. THAT should the Ontario Municipal Board approve Official Plan Amendment File OP.16.005, Zoning By- law Amendment File Z.15.035, Site Development File DA.15.085 and Draft Plan of Condominium (Common Element) File 19CDM-16V001, either in whole or in part, that the Ontario Municipal Board withhold its final Decision/Order until such time that:
 - a) the implementing Official Plan Amendment is prepared to the satisfaction of the City;
 - b) the implementing site-specific Zoning By-law Amendment is prepared to the satisfaction of the City;
 - c) the implementing Site Plan Agreement is prepared to the satisfaction of the City, and includes the final plans and conditions of City Departments and external agencies; and
 - d) the Draft Plan of Condominium (Common Elements) is updated by the Owner to reflect the related Site Development File DA.15.085 (Ravines of Islington Encore Inc.), and the implementing Condominium Agreement is prepared to the satisfaction of the City, and includes the final plans and conditions of City Departments and external agencies.

Contribution to Sustainability

The applications implement the following Goal and Objective of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.3: To create a City with sustainable built form

In accordance with the goal and objective identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- EnergyStar certified appliances for the kitchen and laundry room
- EnergyStar certified central air conditioning units
- water conserving fixtures will be incorporated into the units
- permeable pavers will be used for each driveway
- infiltration galleries which will retain the first 5 mm of rainfall on site
- an increased topsoil depth thickness of 0.45 m will be used to triple onsite absorption
- use of locally sourced building materials, where feasible

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

On March 11, 2016, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands. A copy of the Notice of Public Hearing was posted on the City's website at www.vaughan.ca; and a Notice Sign was installed on the subject lands in accordance with the City's Notice Signs Procedures and Protocols.

A Committee of the Whole (Public Hearing) was held on April 5, 2016, where the recommendation of the Committee was to receive the Public Hearing report and to forward a comprehensive technical report to a future Committee of the Whole meeting. The recommendation of the Committee of the Whole was ratified by Council on April 19, 2016. No deputations were made at the Public Hearing and the Development Planning Department has not received any written comments regarding the development proposal.

Purpose

To seek approval from the Committee of the Whole for the following applications regarding the subject lands shown on Attachments #1 and #2, to permit the development of 36, 3-storey townhouse dwelling units, within 6 blocks, and all fronting onto a private common element condominium road, as shown on Attachments #3 to #5:

1. Official Plan Amendment File OP.16.005, to amend Vaughan Official Plan 2010, specifically Volume 1, Section 9.2.3.2.a), to permit a maximum of eight attached residential units within a townhouse block (Blocks 1, 5 and 6) as shown on Attachment #3, and Volume 2, Chapter 11.11 - Woodbridge Centre Secondary Plan, and to permit a maximum building height of 3-storeys (11 m).
2. Zoning By-law Amendment File Z.15.035 to rezone the subject lands from R2 Residential Zone, OS1 Open Space Conservation Zone, and A Agricultural Zone as shown on Attachment #2, and subject to site-specific Exception 9(782), to RM2 Multiple Residential Zone and OS1 Open Space Conservation Zone, in the manner shown on Attachment #3, together with the site-specific zoning exceptions to the RM2 Multiple Residential Zone standards identified in Table 1 of this report.
3. Site Development File DA.15.085 to permit 36, 3-storey townhouse dwelling units, within 6 blocks, as shown on Attachments #3 to #5.

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands shown on Attachments #1 and #2 with 36, 3-storey townhouse dwelling units, as shown on Attachments #3 to #5. The subject development applications have been appealed to the Ontario Municipal Board (OMB). The Development Planning Department recommends that Council approve the recommendations of this report to advise the OMB of the City's support for the approval of the applications.

The subject lands are designated "Low-Rise Residential" by Vaughan Official Plan 2010, Volume 2 – Woodbridge Centre Secondary Plan. The Development Planning Department supports the approval of the Official Plan Amendment, Zoning By-law Amendment and Site Development applications as they will permit a residential development that is compatible with the existing surrounding land uses and represents good planning.

The Development Planning Department is recommending that the Draft Plan of Condominium (Common Elements) File 19CDM-16V001 to create common elements be updated by the Owner to reflect the related site plan, and the related implementing Condominium Agreement is prepared to the satisfaction of the City, and includes the final plans and conditions of City Departments and external agencies.

Location

The subject lands are located on east side of Islington Avenue, south of Langstaff Road, and are municipally known as 8451 and 8457 Islington Avenue. The subject lands and surrounding land uses are shown on Attachments #1 and #2.

Appeal of the Development Applications to the Ontario Municipal Board

On August 4, 2016, October 12, 2016, and October 13, 2016, the Owner of the subject lands appealed Official Plan Amendment File OP.16.005, Zoning By-law Amendment File Z.15.035, Site Development File DA.15.085 and Draft Plan of Condominium File 19CDM-16V001 to the Ontario Municipal Board (OMB) respectively. The appeals were submitted to the OMB pursuant to Sections 22(7), 34(11), 41(12), and 51(34) of the *Planning Act*, citing Council's failure to make a decision on the applications within prescribed timelines under the *Planning Act*.

Through the Pre-Hearing process, the OMB has identified a two-week hearing will be required to address the appeals. A Mediation Session has been scheduled for all participating parties on December 12, 2017. However, no hearing date(s) have been set at this time.

The Development Planning Department is seeking direction from Vaughan Council to attend the OMB proceedings in support of the recommendations contained in this report regarding the respective applications for Official Plan Amendment, Zoning By-law Amendment, Site Development and Draft Plan of Condominium (Common Elements).

Land Use Policies and Planning Considerations

The Development Planning Department has reviewed the development proposal shown on Attachments #3 to #5 in consideration of the following:

a) Provincial Policy Statement 2014

The Provincial Policy Statement, 2014 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and enables development while ensuring that the resources of provincial interests, public health and safety, and the quality of the natural and built environment are protected.

Part V – “Policies” of the PPS states (in part) the following:

Settlement Areas

1.1.3.1 “Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.”

1.1.3.2 “Land use patterns within settlement areas shall be based on:

a) densities and a mix of land uses which:

- efficiently use land and resources;
- are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and,
- support active transportation; and,
- are transit-supportive, where transit is planned, exists or may be developed.”

2.1.3.3 “Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.” Italicized

Housing

1.4.3 “Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market by (in part):

- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and
- e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.”

Natural Heritage

2.1.2 “The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.”

2.1.8 “Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.”

The subject lands are located within a defined settlement area by the PPS. The proposed development achieves the intention of the Settlement Areas, Housing and Natural Heritage policies of the PPS, by making more efficient use of the subject lands as it minimizes land consumption, proposes a housing typology (townhouses) that will help meet projected housing needs, and utilizes existing servicing and infrastructure. In addition, the proposed development will help to restore and provide long-term protection for the surrounding natural environment by bringing it into public ownership.

b) Places to Grow – The Growth Plan for the Greater Golden Horseshoe

The Provincial Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) is intended to guide decision making on the development of land by encouraging compact built form, transit supportive communities, diverse land uses, and a range and mix of housing types. The Growth Plan encourages the concentration of population and employment growth within the settlement areas, and promotes the development of complete communities that offer a mix of housing types, access to local amenities, and connections to municipal water and wastewater systems.

The proposed development is consistent with the policy framework envisioned by the Growth Plan by making a more efficient use of the subject lands, incorporating a more compact and efficient form of ground related residential development (townhouses) within a built-up area at a density that is transit-supportive, and by utilizing existing municipal services located on Islington Avenue.

c) York Region Official Plan 2010

The York Region Official Plan 2010 (YROP 2010) designates the subject lands as “Urban Area” and “Regional Greenlands System” by Map 1 – “Regional Structure”. The Urban Area designation permits a range of residential, commercial, employment and institutional uses, subject to additional policy criteria. The subject lands front onto Islington Avenue, a regional road with a planned 30 m right-of-way, and a planned regional cycling connection (Map 10 – “Regional Cycling Network”).

YROP 2010 encourages a broad range of housing types within efficient and mixed-use compact communities at an overall transit-supportive density. The range of housing includes different forms, types and tenures to satisfy the needs of the Region’s residents. YROP 2010 identifies that the housing stock in the Region is primarily comprised of detached units, and recognizes that the housing market is faced with demands for a broader variety of housing forms to meet the needs of different households. YROP 2010 also encourages pedestrian scale, safety, comfort and mobility, and the enrichment of the existing area with attractive buildings, landscaping and public streetscapes.

The proposed development offers a form of housing (townhouse dwellings) at a density that is more transit-supportive and is located on an existing public transit network. The proposed development would diversify the range of housing types found within the immediate community, and creates an urban interface with pedestrian connectivity to Islington Avenue. A portion of the subject lands located within Regional Greenlands System is proposed to be dedicated into public ownership to ensure its long-term protection.

On May 26, 2016, York Region exempted Official Plan Amendment File OP.16.005 (Ravines of Islington Encore Inc.) from approval by the Regional Committee of the Whole and Council. As a result, Vaughan Council is the approval authority for Official Plan Amendment File OP.16.005.

d) Vaughan Official Plan 2010

The subject lands are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010), Volume 2 - Woodbridge Centre Secondary Plan (WCSP), and are located within a “Community Area” by Schedule 1 - Urban Structure.

The “Low-Rise Residential” designation of the WCSP defers to the policies of the “Low-Rise Residential” designation of VOP 2010, Volume 1, which permits townhouses situated on a single parcel and part of a row of at least 3 but no greater than 6 attached residential units. Schedule 4 - “Building Height Maximums” of the WCSP permits a maximum building height of 2-storeys for the subject lands (to a maximum measured height of 9.5 m); whereas, the “Low-Rise Residential” designation of VOP 2010, Volume 1 permits townhouses no greater than 3-storeys in height. The WCSP directs that where there is conflict with the policies set out in VOP 2010, Volume 1, the policies of the Secondary Plan shall prevail. Accordingly, the maximum permitted building height for the subject lands is 2-storeys (9.5 m), and an amendment to VOP 2010 is required to permit the proposed 3-storey (11 m) height.

i) Urban Design and Built Form, VOP 2010, Volume 1

Sections 9.1.2.2 and 9.1.2.3 of VOP 2010, Volume 1, provide direction on how new development is to be designed to respect and reinforce the existing physical character and uses of the surrounding area. This includes urban design and built form elements such as the local pattern of lots, streets and blocks; the size and configuration of lots; the building type of nearby residential properties; the heights and scale of nearby residential properties; the setback of buildings from the street; the pattern of rear and side-yard setbacks; and the conservation and enhancement of heritage buildings.

The subject lands directly abut existing townhouse developments to the north and to the south. The proposed development represents a continuation of the established building type (townhouses) with similar lot sizes, height, building setbacks, and private laneway configuration. Accordingly, the proposed development conforms to the compatibility and built form criteria of VOP 2010, Volume 1.

ii) Building Type and Development Criteria for Townhouses, VOP 2010, Volume 1

Section 9.2.3.2 of VOP 2010, Volume 1, establishes development criteria for townhouses, and directs that townhouses be no greater than 3-storeys in height, contain no more than 6 residential units in a row, have a minimum 18 m separation distance for facing units not separated by a public road, and that townhouse units flanking a public street provide a front-yard and front-door entrance facing the public street.

The proposed development conforms to the building type and development criteria in that the proposed townhouse units are no greater than 3-storeys in height, there is a facing separation distance of at least 18 m between all townhouse blocks, and the units flanking Islington Avenue are proposed to include a front-door and direct access to the public street.

The proposed development does not conform to Section 9.2.3.2 of VOP 2010, Volume 1, with respect to the maximum permitted number of townhouse units in a row. The Owner is proposing 2 townhouse blocks that contain 8-units (Blocks 1 and 6), and 1 townhouse block with 7-units (Block 5). The Development Planning Department can accept the proposed number of units within these townhouse blocks as all the blocks front onto the common element condominium road, and the extra units within each block are not perceivable from the public street (Islington Avenue).

iii) The Community Area Policy Review for Low-Rise Residential Designations

In recognition of the increased development pressure stable residential neighbourhoods are facing, Council directed Staff to undertake a policy review of the Low-Rise Residential designation of VOP 2010 in October 2015. Following Council's direction, the Policy Planning and Environmental Sustainability Department initiated the Community Area Policy Review for Low-Rise Residential Designations, which has resulted in the Council adopted Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods ("Guidelines") and the Community Area Policy Review for Low-Rise Residential Designations Study ("Study"). The Guidelines were approved by Vaughan Council on October 19, 2016. The Study was approved by Vaughan Council on April 19, 2017, and a future Official Plan Amendment to implement the Study recommendations will be forwarded to Vaughan Council for adoption at a future date.

iv) Surrounding Development

The proposed development is consistent with approved townhouse developments located to the north and south of the subject lands, which are identified on Attachment #2, and described in greater detail below. The proposed townhouse development represents a continuation of an existing built form within this section of Islington Avenue:

a) Ravines of Islington Phase I (Files OP.11.004, Z.11.014 and DA.12.039)

The proposed development constitutes Phase II of a townhouse development located on the abutting lands to the north, as shown on Attachment #2, which was approved by Vaughan Council on November 29, 2011. This residential development (Ravines of Islington Phase I) consists of 11 townhouse units within 2 blocks, all fronting on a common element condominium road, and a 30 m environmental buffer from the core feature located on the lands. On January 31, 2012, Vaughan Council approved a revision to the proposed development concept that included 13 townhouse units within 2 blocks, all fronting on a common element condominium road. In support of the Phase I development, the Owner provided a Conceptual Context Plan showing a future connection to the south through an extension of the private road network.

b) 2088756 Ontario Ltd. (Files OP.06.022, Z.06.049 and DA.08.078)

Vaughan Council on June 23, 2008, approved a residential development consisting of 10 townhouse units within 2 blocks, with access from a private common element condominium road on the abutting lands to the south, as shown on Attachment #2. The existing development includes one block with 4 townhouse units that front onto Islington Avenue, and a second block with 6 townhouse units that front onto a private common element condominium road.

c) 165 Pine Grove Investments Inc. (Files OP.11.001, Z.11.006 and DA.13.050)

On February 24, 2015, the OMB approved a development for the lands located to the south of the subject lands at 165, 170, 180, 192, 201 and 229 Pine Grove Road, as shown on Attachment #2. The approved development consisted of 103, 4-storey stacked townhouse units, a single detached dwelling (the Fred Hick's House), and a 6 m environmental buffer from the Regulatory Flood Limit.

v) Natural Heritage

The subject lands are located within the Built-up Valley Lands and contain part of a Core Feature as identified by Schedule 2 – Natural Heritage Network (NHN) of VOP 2010, Volume 1. The TRCA has identified the Core Feature as a valley corridor of the East Humber River which contains a contiguous woodlot. Section 3.2.3.4 of VOP 2010 requires a 10 m minimum vegetation protection zone (VPZ) from a Core Feature. The original development concept proposed a 6 m VPZ, as shown on Attachment #6. The Owner has revised the original development proposal by removing one unit and shifting Blocks 3 and 4 further west to incorporate a 10 m VPZ from the Core Feature, as shown on Attachment #3. The proposed 10 m VPZ conforms to Section 3.2.3.4 of VOP 2010.

In order to facilitate the proposed development, a 0.06 ha portion of the contiguous woodland along the East Humber River must be removed. VOP 2010, Volume 1 directs that woodlands must be protected and enhanced, however, Section 3.3.3.3 allows for the removal of some woodlands where it has been demonstrated the woodland does not meet the policy criteria for being considered as having regional significance. To determine a woodlands potential as being of regional significance the following matters are considered: if the woodlands are considered early successional or contain invasive species, if the woodlands do not contain rare or endangered plants, animals or species, and if the woodland is located outside or is not connected to the NHN.

In support of the woodland removal the Owner has submitted an updated Environmental Impact Statement (EIS), which concludes that the 0.06 ha portion of the woodland, which is the edge of Core Feature on the subject lands, does not meet the minimum size, species or location criteria to be deemed significant woodlands, and therefore the 0.06 ha portion of the woodland can be considered for removal, subject to the Owner providing appropriate compensation. To mitigate the impact of the tree removal to the valley corridor, the EIS recommends that compensatory plantings be provided to obtain an overall ecological net gain for the nearby NHN or Regional Greenlands System, in accordance with Section 3.3.3.4 of VOP 2010.

The Owner will be required to work with the City and TRCA to finalize the mitigation, compensation and rehabilitation plan, and/or provide cash-in-lieu thereof, in accordance with the City’s Replacement Tree Requirements, Section 3.3.3.4 of VOP 2010 and the TRCA’s Compensation Protocol.

In consideration of the above, the Owner has demonstrated that the proposed residential development meets the intent of the “Community Area” and “Core Feature” policies of VOP 2010, and will establish a low-rise residential development that is appropriate and compatible with surrounding development and will have no adverse impacts on the surrounding land uses and adjacent woodlot. As a result, the Development Planning Department can support Official Plan Amendment File OP.16.005.

Zoning

The subject lands are zoned R2 Residential Zone, OS1 Open Space Conservation Zone and A Agricultural Zone by Zoning By-law 1-88, subject to site-specific Exception 9(782), as shown on Attachment #2. To permit the proposed development, the Owner is proposing to rezone the subject lands to RM2 Multiple Residential Zone in the manner shown on Attachment #3, together with the following site-specific zoning exceptions to the RM2 Zone:

Table 1: Proposed Zoning Exceptions

	Zoning By-law 1-88 Standard	RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone
a.	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”

	Zoning By-law 1-88 Standard	RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone
b.	Definition – “Lot”	Means “a parcel of land fronting on a public street”	Means “a parcel of land fronting on a public or private common element road”
c.	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 or the dividing line between a lot and a reserve abutting a street or private common element road”
d.	Permitted Uses	<ul style="list-style-type: none"> - Apartment Dwelling - Multiple Family Dwelling - Block Townhouse Dwelling - Day Nursery 	Permit Townhouse Dwellings on Parcels of Tied Land (POTLs).
e.	Frontage on a Public Street	No person shall erect any building or structure in any zone unless the lot upon which such building or structure is to be erected fronts upon an improved public street	Permit a Townhouse Dwelling situated on freehold lot to front onto a private common element condominium road
f.	Minimum Lot Frontage	30 m / Block	5.6 m / POTL
g.	Minimum Lot Area	230 m ² / unit	136.4 m ² / POTL
h.	Front Yard Setback (to a Garage)	6.4 m	5 m
i.	Minimum Rear Yard (Blocks 3 and 4)	4.5 m	4 m
j.	Minimum Exterior Side Yard (Blocks 1 and 6 to Islington Avenue)	4.5 m	3 m

	Zoning By-law 1-88 Standard	RM2 Multiple Residential Zone Requirements	Proposed Exceptions to the RM2 Multiple Residential Zone
k.	Maximum Lot Coverage (for each POTL)	50%	64.81%
l.	Minimum Amenity Area	36 units @ 90 m ² / unit Total = 3,240 m ²	36 units @ 27.67 m ² / unit Total = 996.12 m ²
m.	Minimum Front or Exterior Yard Landscaping for POTLs	33% of the front or exterior side yard shall be comprised of landscaping	30% of the front or exterior side yard shall be comprised of landscaping
n.	Minimum Landscape Strip Widths Around Outdoor Parking Areas	3 m	1 m
o.	Minimum Screening Requirements for Outdoor Parking Areas	Screening shall consist of either a landscaped earthen berm or an evergreen hedgerow, and shall have a minimum height of 1.2 m	Screening is not required around outdoor parking areas
p.	Maximum Encroachment for Uncovered, Unexcavated and Unenclosed Exterior Stairways, Porches and Balconies	1.8 m	2 m in the front yard
q.	Maximum Retaining Wall Height	1 m	1.45 m
r.	Minimum Setback for a Retaining Wall to the Nearest Property Line	A distance equal to its height (1.45 m)	0.2 m

The Development Planning Department has reviewed the proposed rezoning and site-specific exceptions identified in Table 1 to Zoning By-law 1-88 and provides the following comments:

- i) The proposed RM2 Zone for the subject lands is consistent with the zoning for the residential development located on the abutting lands to the north (Ravines of Islington Phase I) which will provide a mutual access connection between the subject lands and establish zoning continuity between abutting townhouse developments. In addition, the existing townhouse development to the south (2088756 Ontario Ltd.) is zoned RM2 Zone.

Accordingly, the Development Planning Department can support the proposed rezoning to the RM2 Zone.

- ii) The definitions of “Dwelling, Street Townhouse”, “Lot” and “Street Line” require a site-specific amendment to permit townhouse dwellings to front onto a public road (~~Pine Valley Drive~~ Islington Avenue) or a private common element condominium road. The proposed amendments to the definitions help prevent future technical variances created as a result of the POTLs from occurring. Section 3.21 respecting Frontage on a Public Street requires a site-specific amendment for the same purpose.
- iii) The proposed minimum POTL area and frontage, building and yard setbacks and encroachments can be supported as they are consistent with the development standards that have been approved for the townhouse development located on the abutting lands to the north (Ravines of Islington Phase I) and south (2088756 Ontario Limited), and will implement a residential development with a consistent pattern of lots and setbacks.
- iv) The proposed amenity area can be supported as each of the proposed townhouse units have a private backyard. In addition, the subject lands are located adjacent to an approved multi-use trail, which may provide future residents with a connection opportunity to the City’s open space network through the proposed amenity area.

In consideration of the above, the Development Planning Department is satisfied that the proposed rezoning and amendments to Zoning By-law 1-88 will facilitate a residential development that is compatible with the existing and planned built form in the surrounding area.

Site Plan Review

a) Site Plan

The Owner has submitted Site Development File DA.15.085 to permit the development proposal consisting of 36, 3-storey townhouse dwelling units within 6 blocks ranging from 3 to 8 units per block, as shown on Attachments #3 to #5. All the townhouse units will be a minimum 5.69 m in width and will front onto a private common element road. To contribute to the public streetscape, the main front façade of the end units abutting Islington Avenue in Blocks 1 and 6 will incorporate front doors, wrap around balconies and walkways from the public right-of-way.

Blocks 1 and 6 are setback 3.17 m from Islington Avenue, with a porch that encroaches into the front yard. The proposed front yard setback from Islington Avenue is consistent with the setback and street wall that was established by the Council approved residential development located on the abutting lands to the north (Ravines of Islington Phase I).

The proposed private common element condominium road, shown on Attachment #3, includes one all-moves access point to Islington Avenue, and connects to the common element condominium road for the abutting townhouse development located to the north of the subject lands (Ravines of Islington Phase I). The private common element condominium road terminates in a hammerhead, which is designed to accommodate maneuvering for both private and service vehicles. Visitor parking spaces are located throughout the development, including seven visitor parking spaces and bicycle parking spaces between Blocks 1 and 2, and 2 visitor parking spaces are located within the hammerhead adjacent to Block 5.

The Owner has not identified the location of the air conditioner (AC) units for each of the townhouse units on the site plan, however, the Owner has indicated that they will be located in the rear yard in accordance with the City’s Residential AC Unit By-law #50-2017. The Owner will be required to update the site plan or provide an AC Unit plan demonstrating AC Unit compliance with the zoning by-law. For the townhouse units that flank Islington Avenue, the Owner may be required to provide screening and landscaping around the AC units should

they be visible from the public street, to the satisfaction of the Development Planning Department.

In order to implement the development proposal shown on Attachment #3, a portion of the existing woodlot within the valley corridor, being 0.06 ha in area, requires removal. The Owner is providing a 10 m VPZ from the stable top-of-bank within the valley corridor. The balance of the valley corridor and the associated 10 m VPZ must be dedicated into public ownership for its long-term protection.

b) Revisions to the Site Plan

The proposed site design/layout (Attachment #3) was revised from the initial submission, shown on Attachment #6, and presented at a Public Hearing on April 5, 2016. One unit within Block 5 has been deleted, and Blocks 3 and 4 were shifted further west and partially removed from the valley corridor. The revisions to the Site Plan also include the incorporation of a 10m VPZ in conformity with Section 3.2.3.4 of VOP 2010.

c) Building Elevations

The proposed townhouse elevations shown on Attachment #5, have façades finished with a mix of stone, brick, and cedar shingled dormers. The Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods (“Guidelines”) recommend that townhouses be oriented to and have frontage on a public street, and units that flank a public street be addressed on both streets with elevations that include windows and details consistent with a front elevation. The Owner is proposing to have majority of the townhouse units front onto a private common element condominium road. The units flanking Islington Avenue will front onto the public street. To date, the Owner has demonstrated a commitment to providing upgraded flankage units to Islington Avenue based on the site plan shown on Attachment #3. The Owner is required to provide updated elevation plans for all facades, which includes upgraded material and finishing treatments for the units that flank Islington Avenue, to the satisfaction of the Development Planning Department.

d) Landscape Plan

The landscape plan shown on Attachment #4, includes a substantive mix of vegetation, and includes deciduous trees, coniferous trees and a variety of shrub species, to enhance the proposed townhouse development and provide restoration to the woodlot.

The front yards of the townhouse dwellings include precast unit pavers, deciduous trees and shrubs. The rear yards are partially enclosed by wood privacy screens, and landscaped with sod and deciduous trees. At the Islington Avenue interface, the flankage units are upgraded with additional shrub plantings, flagstone stepping stones, precast unit pavers, and deciduous trees. The Owner is proposing privacy fencing along the north and south property lines. The privacy fencing does not carry into the woodlot. The Owner is proposing acoustical fencing for the yards of the dwelling units that flank Islington Avenue, in accordance with the requirements of the Noise Control Study. The Owner is also proposing a continuous chain link fencing where the rear yards of Blocks 3 and 4 abut the VPZ of the woodland.

The Owner is proposing to restore the new edge of the woodlot with a variety of deciduous, coniferous and shrub species, and a native seed mix. Final details respecting the proposed landscaping of the subject lands, and the proposed planting and restoration of the woodlot is subject to approval by the Development Planning Department and the TRCA.

Sidewalk connections are proposed along the north side of the private common element condominium road, and in front of Blocks 3 and 4. Pedestrians connections are available to all common element areas, including the visitor parking, the private amenity area and community mailboxes.

e) Amenity Area

The Owner is proposing an amenity area in the north easterly portion of the of the subject lands, abutting the woodlot, as shown on Attachments #3 and #4. The proposed Amenity Area will include a play structure, playground surfacing, and a log stump seating feature. This area will be enhanced with vegetation that includes a variety of shrub species and deciduous trees. The location of the proposed amenity area would abut the planned multi-use recreational pathway that runs north and south along the Humber River Valley corridor.

f) Existing and Future Easements

The property is subject to an existing easement in favour of York Region that runs along the north property line as shown on Attachment #3, for an existing storm pipe that stretches from Islington Avenue to the Humber River. The rear yards of Blocks 1 and 2, and the private amenity area, are entirely located on this easement. York Region has reviewed the proposed development and has advised that they have no objection to the location of the rear yards or amenity area, and that this easement should be released and transferred to the City of Vaughan. This is discussed in greater detail in the Regional Implications section of this report.

If the development applications are approved, the Owner will be required to provide a new easement(s) in favour of the City to facilitate a connection to the multi-use recreational pathway located within the Humber River Valley corridor for maintenance purposes. In addition, to facilitate the connection of the proposed private common element condominium road to the townhouse development located immediately to the north, a reciprocal access easement must be registered against the subject lands. This approach is consistent with Ravines of Islington Phase I (Files OP.11.004, Z.11.014, DA.12.039 and 19CDM-13V001) which secured and registered similar easements for access through the implementing Site Plan Agreement and Condominium Agreement.

If the subject development applications are approved, the Owner will be required to provide easement(s) to the satisfaction of the City. This is discussed in greater detail in the Development Engineering Department and Parks Development sections of this report.

The Development Planning Department is generally satisfied with the proposed site design, subject to the comments in this report. If the subject development applications are approved, the final site plan, building elevations, landscape plans and landscape cost estimate must be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in the recommendation of this report.

Draft Plan of Condominium (Common Elements)

The Owner has submitted a related Draft Plan of Condominium (Common Elements) File 19CDM-16V001 for the subject lands shown on Attachments #1 and #2, for the creation of common elements to be managed by a future condominium corporation. To date, the Owner has not provided the City with an updated Draft Plan of Condominium that properly depicts or describes all the common elements for the subject lands.

Should the development applications be endorsed by Vaughan Council and approved by the OMB, in whole or in part, the Development Planning Department recommends that the OMB withhold its final Decision/Order regarding the proposed Draft Plan of the Condominium (Common Elements) until the implementing documents (the Official Plan Amendment, Zoning By-law Amendment, Site Plan, Draft Plan of Condominium (Common Elements) and related agreements) are prepared and finalized to the satisfaction of the City, and includes the final plans and conditions of City Departments and external agencies.

Development Planning Department, Urban Design and Cultural Heritage Section

The Urban Design and Cultural Heritage Section of the Development Planning Department advise that the subject lands have undergone a Stage 1 Archaeological Assessment which identified archaeological potential on the subject lands. The findings of the Stage 1 report warrant the completion of a Stage 2 Archaeological Assessment. The Owner has submitted a Stage 2 Archaeological Assessment for review and approval. No construction activities shall take place within the study area identified within the Stage 1 Archaeological Assessment prior to the Ministry of Tourism, Culture and Sport (Archaeology Unit) confirming in writing that all archaeological licensing and technical review requirements have been satisfied.

Policy Planning and Environmental Sustainability (PPES) Department

The easterly portion of the subject lands contain a Core Feature of the NHN as identified by VOP 2010, Volume 1. Core Features are protected under Section 3.2.3.4 of VOP 2010, which prohibits any development or site alteration within a Core Feature and its VPZ. The Environmental Impact Study (EIS) identifies the Core Feature as being associated with the East Humber River Valley. The EIS identifies the stable top-of-bank line and a dripline edge as staked by the TRCA in September 2015. The subject lands are regulated by the TRCA pursuant to O. Reg. 166/06, accordingly, a TRCA permit is required in order to construct the proposed residential development.

The Owner is seeking to remove 0.06 ha of the woodland edge to facilitate the proposed development. Sections 3.3.3.3 and 3.3.3.4 of VOP 2010 allow for the removal of some woodlands where it has been determined the woodland does not meet the policy criteria of being considered as having regional significance. The policy criteria which determines a woodland's potential as being of regional significance considers the following: if the woodland is considered early successional or contains invasive species; if the woodland does not contain rare or endangered plants, animals or species; and if the woodland is located outside or is not connected to the NHN. The removal of the woodland must not affect the ability of the retained woodland to remain significant in accordance with Section 3.3.3.4.

The PPES Department, in consultation with the City's Transportation Services, Parks, and Forestry Operations Department have undertaken an evaluation of the woodland on the subject lands, and provide the following opinion with respect to the 0.06 ha portion being considered for removal:

- the periphery of the woodland edge contains a stand of Norway Maples, Apple Trees, Elms and Buckthorn;
- the woodland edge is disturbed and contains garbage;
- the interior of the woodland is identified as early successional vegetation, and forms part of the significant woodland;
- a Butternut Tree, which is a Species at Risk, has been identified within the woodland interior. An appropriate buffer has been provided to ensure there are no impacts to this tree or its habitat. This portion of the woodland is not being proposed for removal as part of the subject development application;
- Redside Dace, which is a Species at Risk, has been considered by the EIS, and an appropriate setback has been provided which does not extend beyond the stable top-of-bank; and
- the composition of the woodland edge of this tree stand differs from the interior of the woodland, and therefore is not considered to form part of the significant woodlands. The interior of the woodland is considered to be significant for the reasons previously discussed in the Natural Heritage section of this report.

The PPES and Transportation Services, Parks, and Forestry Operations Departments advise that if the development envelope of the subject lands is applied from the stable top-of-bank the resultant VPZ will contain the woodland, and the rear yards of the proposed residential units within Blocks 3 and 4 will directly abut the woodland, and there will be no buffer to the woodland. If the subject development applications are approved, appropriate fencing is required to prevent any interference or disturbance to the abutting woodland.

In consideration of the above, with regard to Sections 3.3.3.3 and 3.3.3.4 of VOP 2010, and as concluded in the EIS, the removal of 0.06 ha of the woodland meets the policy criteria, subject to the Owner providing adequate compensation, mitigation and rehabilitation, to the satisfaction of the City and the TRCA. Compensation for Core Feature removal can be considered based on the size of the woodland and VPZ being impacted and the replacement costs to recreate the feature elsewhere in the landscape. The TRCA will need to determine the compensation value for the impacted area, given that these lands are regulated. The Owner will be required to provide an Edge Management Plan in order to address the restoration of the impacted area. Compensation for Core Feature removal cannot be calculated using the City's Replacement Tree Requirement.

It is the opinion of the PPES and the Transportation Services, Parks, and Forestry Operations Departments that the 0.06 ha can be removed to accommodate the proposed development, subject to the Owner satisfying the above noted conditions and recommendations.

The Owner is proposing to remove a number of mature trees located outside the staked dripline in order to accommodate the proposed development. The Owner has provided a Tree Inventory in support of the proposed development, however, it does not include a plan identifying the location of the trees or the trees to be removed. If the development applications are approved, the Owner will be required to provide a plan identifying the location of the existing trees, and a plan that overlays the proposed development with the location of these trees. The Owner will be required to provide compensation for the trees located outside the staked drip-line in accordance with the City's Replacement Tree Requirements. These requirements are included in the recommendation section of this report.

Development Engineering Department

The Development Engineering Department has reviewed the applications and provides the following preliminary comments:

a) Private Road Network

The Traffic and Access Study ("Study"), prepared by Cole Engineering in support of the proposed development concludes that it is expected to have a negligible impact on the surrounding road network. Development Engineering staff are satisfied with the Study and its conclusions, including the resident and visitor parking being proposed which meet the requirements of Zoning By-law 1-88.

b) Water Servicing

There is an existing watermain along the west side of Islington Avenue adjacent to the subject lands, and a lateral connection is proposed to service the subject development. The proposed service connection does not meet City standards. If approved, the service connection standard details must be revised to the City's satisfaction prior to the execution of a Site Plan Agreement.

If approved, a review of the available water pressure and flow calculations, including a detailed drawing review, will be undertaken when the limits of the development envelope are established and revised drawings are resubmitted to the City for review.

c) Sanitary Servicing

An existing York Region trunk sewer main runs along the east side of Islington Avenue adjacent to the subject lands, and a lateral connection is proposed to service the proposed development with a direct connection into an existing York Region manhole located within the Islington Avenue right-of-way.

If the development applications are approved, the Owner is required to ensure that conveyance capacity is available in the existing sewer system and must obtain all required approvals from York Region prior to the execution of a Site Plan Agreement. Additionally, a review of the sanitary discharge calculations, including a detailed drawing review, will be undertaken when the limits of the development envelope are confirmed and revised drawings are resubmitted to the City for review.

The Development Engineering Department advise that the municipal sanitary sewer referred to by York Region is abandoned and not available to service the subject development.

d) Storm Servicing

An existing York Region storm sewer runs along the west side of Islington Avenue fronting the subject lands, however, the Owner is proposing to discharge all stormwater east into the Humber River. The Owner is required to obtain approval from the TRCA to implement the proposed storm servicing plan.

York Region has identified a preference for the City to own and maintain the existing storm sewer infrastructure on the subject lands, and subject to an easement, as shown on Attachment #3. As the City does not typically assume infrastructure servicing private condominium developments, and given that the existing storm sewer and easement are under the jurisdiction of York Region and conform to Regional requirements, any modification or proposed measures relating to the existing infrastructure within this easement is subject to approval by York Region. At this time, the Development Engineering is requesting the Owner to illustrate and outline all external drainage areas contributing to the flow conveyed by the storm sewer in the easement.

If approved, stormwater quantity, quality, erosion and infiltration design shall be designed in accordance with the Toronto and Region Conservation Authority's criteria requirements, to their satisfaction, prior to the execution of a Site Plan Agreement.

If approved, a detailed review of the storm discharge calculations will be undertaken when the limits of the development envelope are established and revised drawings are resubmitted to the City.

The Geotechnical Report should be updated address the suitability of proposed infiltration trenches, including the hydraulic conductivity of the soil, percolation rates and setback requirements of infiltration facilities from adjacent structures.

e) Site Grading and Erosion and Sediment Control

A variety of erosion control best practice manuals are available, however, the *Erosion and Sediment Control Guidelines for Urban Construction (December 2006)* was created as a consolidated document for land development, construction and water management best practices for jurisdictions within the Greater Golden Horseshoe Area. Erosion and sediment control measures are to be implemented during construction to minimize silt laden runoff discharge from the subject lands in accordance with the *Erosion and Sediment Control Guidelines for Urban Construction*.

Proposed retaining walls exceeding 1 m in exposed height must:

- be designed and certified by a Professional Engineer specializing in geotechnical/structural engineering with a seal, signature and date affixed to the construction details (pre-engineered/proprietary systems are acceptable). The retaining wall design must also be accompanied by calculations that clearly demonstrate that it is structurally sound;
- be inspected during construction and certified in writing by a Professional Engineer that the as-built condition is in conformity with the design drawings; and
- if the retaining wall abuts public property, then a Building Permit may be required in accordance with the Ontario Building Code (OBC).

Any difference in elevation of more than 600 mm between the walking surface and adjacent surface shall be protected by a guard/handrail/fence in accordance with the OBC.

f) Sewage and Water Allocation

On December 13, 2016, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City.

Accordingly, servicing capacity to Site Development File DA.15.085 is available and unrestricted. Therefore, the following resolution to allocate capacity to the subject development may be recommended for Council approval:

"IT IS HEREBY RESOLVED THAT Site Development File DA.15.085 (Ravines of Islington Encore Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a maximum total of 37 residential units (113 persons equivalent)."

g) Noise Control Study

A Noise Control Study, prepared by SS Wilson Associates Consulting Engineers, has been submitted in support of the proposed development. The Noise Control Study recommends a combination of noise attenuation measures, including the installation of acoustical barriers to shield outdoor living areas from the noise generated by Islington Avenue, provisions for air conditioning, building acoustic insulation, and warning clauses to be included in all Offers of Purchase and Sale.

Detailed comments for each specific Block/Lot will be issued when the limits of the development envelope are established. Revisions to the Noise Control Study may be required.

h) Environmental Engineering

The Development Engineering Department has confirmed and accepted the Environmental Site Assessment documents submitted in support of the proposed development, on the basis that the open space valley lands are intended to be dedicated into TRCA ownership. If the open space valley lands are dedication to the City, additional environmental report(s) may be required.

i) Waste Collection

A Professional Engineer or Architect registered in Ontario is required to confirm that the proposed private road and overall site design has been designed to accommodate

garbage truck maneuverability for future city waste collection services when they are offered for private common element condominium developments by the City of Vaughan's Environmental Services Department.

j) Other Approvals

Approval from the Development Engineering Department is subject to the Owner obtaining approval and satisfying all requirements of York Region and the TRCA.

k) Other Comments

The Development Engineering Department also note the following:

- the Owner is required to pay the Development Engineering Site Plan Complex Fee in the amount of \$30,510 including HST pursuant to the Fees and Charges By-law #171-2013, as amended, within the next calendar year. This fee shall be included with the next submission made by the Owner to the Development Engineering Department;
- a detailed review of the design drawings ~~is~~ will be completed when the development limits of the subject lands is confirmed and revised drawings are issued, as required. The Development Engineering Department reserve the right to comment on subsequent submissions;
- the proposed water and sanitary servicing connections (including decommissioning of existing and/or the installation of proposed connections) within the City's right-of way must be completed by the City's contractor. The Owner is required to contact the City's Development Inspection and Lot Grading Division directly upon final approval to coordinate the proposed works, including cost estimates and scheduling;
- upon final approval for the sidewalk installation on Islington Avenue (within York Region's right-of-way) the Owner is required to obtain any applicable permits and coordinate all inspections directly through the Development Inspection and Lot Grading Division and York Region; and
- the Owner is required to contact the Environmental Services Department at least 72 hours in advance of connecting to and/or disconnecting from any existing municipal water services to ensure that staff are present to observe the works and to provide any additional requirements to the City's sole satisfaction.

Office of the City Solicitor, Real Estate ~~Division~~ Department

The Office of the City Solicitor, Real Estate Department advises that the Owner shall pay to Vaughan by way of certified cheque Cash-in-Lieu of the dedication of parkland prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-Lieu of Parkland Policy, should the applications be approved. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Parks Development Department

The Parks Development Department has no objection to the proposed development, subject to the following conditions of Site Plan approval:

- fulfillment of the Owner's Parkland Dedication obligations to the City in accordance with the City's Cash-in-Lieu of Parkland Policy and the *Planning Act*;

- the City of Vaughan Pedestrian and Bicycle Master Plan identifies a multi-use recreational pathway that runs north and south along the Humber River Valley corridor located along the easterly portion of the subject lands. The subject lands presently contain an easement in favour of York Region along the northerly lot line from Islington Avenue to the Humber River valley. An easement in favour of the City of Vaughan over the subject lands is required to facilitate access to the multi-use recreational pathway for maintenance purposes to the satisfaction of the City;
- that the following warning clause be included in the Site Development Agreement and all Offers of Purchase and Sale for residential lots abutting or adjacent to the open space:

“Owners and/or tenants are advised for residential properties abutting or adjacent to an open space area, that this area may be programmed in the future with a multi-use recreational pathway, which may be programmed with active uses that include noise, lighting from the use of trails, and from operations and maintenance of the area. The Open Space area may be designed for naturalization and may receive minimal maintenance.”; and
- Additional warning clauses may also be required for the residential lots encumbered by the York Region drainage easement located along the northerly property line of the subject lands.

Environmental Services Department, Waste Management Division

The Environmental Services Department, Waste Management Division has no objection to the proposed development, provided that the access is designed in accordance with the City of Vaughan’s Waste Collection Design Standard Policy. The Owner will be required to work with the Environmental Services Department, Waste Management Division to bring the proposed development in compliance as follows:

- access routes must be constructed to a minimum “Heavy Duty Asphalt” as per City engineering standards, and noted along the centre line access;
- all drawing(s) submitted for approval must be stamped by a Professional Engineer or Architect registered in Ontario;
- the Waste Collection Design Standards Form must be updated to specify the type and size of containers for garage, recycling and organics (e.g. 95 gallon carts, standard blue boxes, etc.); and
- updated plan(s) are required to demonstrate truck turning movements on the proposed private road (i.e. entering, exiting and maneuvering within the hammerhead).

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the Official Plan Amendment, Zoning By-law Amendment and Site Development Application, and advise that the subject lands are entirely located within the valley corridor of the East Humber River. This portion of the valley corridor has been urbanized and is identified as a Core Feature and is located within the Built-up Valley Lands by VOP 2010. A woodlot contiguous with the East Humber River is located on the easterly portion of the subject lands which forms part of York Region’s Greenlands System. In order for development to occur on the subject lands, a permit is required from the TRCA in accordance with Ontario Regulation 166/06.

The TRCA conducted a site staking with the Owner of the subject lands on September 4, 2015. During the site staking exercise, the TRCA requested that a 10 m environmental buffer be applied from the greatest feature extent to establish the development envelope, being the staked dripline. The TRCA have advised that the environmental buffer should be applied from the staked dripline

given that the woodlot is contiguous to the East Humber River and forms part of the TRCA's "Terrestrial Natural Heritage Network". When the environmental buffer is applied to the staked dripline as opposed to the stable top of bank, the result is a smaller development envelope which impacts the proposed development and may result in the potential loss of units. The TRCA has advised that they have no objection to the delineation of the Regional Storm Floodplain, meander belt or staked top-of-bank.

The Owner of the subject lands is proposing a 10 m environmental buffer from the staked top-of-bank in order to facilitate the proposed development, this will require the removal of 0.06 ha of the woodland. Prior to permitting any Core Feature removals, the TRCA's Living City Policies (LCP) propose a hierarchy where avoidance, mitigation and minimization of impacts to the natural heritage system must be considered prior to proposing compensation. If the development applications are approved, the Owner will be required to work with the TRCA to establish an appropriate mitigation, compensation and rehabilitation plan, to the satisfaction of the TRCA. A condition to this effect is included in the recommendation of this report.

The TRCA also requests that all lands determined to be part of the natural system, including the environmental buffer, be zoned to an appropriate open space zone category and dedicated into public ownership free of all costs and encumbrances. This is included in the recommendation of this report.

Canada Post

Canada Post has no objection to the proposed development, subject to the following conditions:

- that the Owner include in all Offers of Purchase and Sale a statement that advises the prospective purchasers that mail delivery will be from a designated Community Mailbox. The Owner will be responsible for notifying purchasers of the exact Community Mailbox location(s) prior to the closing of any home sale;
- the Owner is required to consult with Canada Post Corporation to determine suitable locations for the placement of a Community Mailbox and to indicate these locations on the appropriate plan(s);
- the Owner must provide the following for each Community Mailbox site and include these requirements on the appropriate plan(s):
 - i) an appropriately sized sidewalk section (concrete pad) as per municipal standards to place the Community Mailboxes on;
 - ii) any required walkway across the boulevard, as per municipal standards;
 - iii) any required curb cut depressions for barrier free access; and
- the Owner further agrees to determine and provide a suitable temporary Community Mailbox location, which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox location(s).

Utilities

Enbridge Gas, Hydro One, Bell Canada and Alectra Utilities Corporation (formerly PowerStream Inc.) have no objection to the approval of the proposed development, subject to the Owner coordinating servicing, connections, easements and locates with the above noted utilities prior to the commencement of site works.

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

This report supports the following priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Improve municipal road network
- Continue to develop transit, cycling and pedestrian options to get around the City
- Continue to cultivate an environmentally sustainable City

Regional Implications

The York Region Community Planning and Development Services Department has reviewed the Official Plan Amendment application and has determined that the proposed amendment is a matter of local significance, and does not adversely affect Regional planning policies or interests. Accordingly, the Official Plan Amendment application is exempt from approval by the Regional Committee of the Whole and Council, which if approved, allows the proposed amendment to come into effect following its adoption by the City of Vaughan at a future Council date, and following the required appeal period.

York Region has completed a preliminary review of Site Development File DA.15.085, and have advised that they have no objection to the proposed development in principle, however, a number of outstanding design and technical issues need to be addressed prior to receiving final approval. More specifically, the Region notes the following, but not limited to, matters to be addressed:

a) Regional Site Plan Agreement

The Owner will be required to enter into a bi-party Site Plan Agreement with York Region. Prior to the execution of the Site Development Agreement with York Region, the Owner will be required to submit to the Community Planning and Development Services Branch a cost estimate of all works to be undertaken within the Regional right-of-way. Upon approval of the cost estimate, the Owner shall submit a Letter of Credit and Certificate of Liability Insurance to York Region prior to any site works occurring on the subject lands.

Prior to commencement of any construction, the Owner will be required to provide written confirmation from the City of Vaughan that allocation has been provided for the subject development proposal.

b) Road Widening

York Region is protecting for a 30 m right-of way along this section of Islington Avenue, accordingly all municipal setbacks should be identified from a point 15 m from the centreline of the Islington Avenue right-of-way. The Owner will be required to convey the requisite road widening along the Islington Avenue frontage of the subject lands, starting from a point 15 m from the centreline of Islington Avenue to York Region, free of all costs and encumbrances. The Owner will be required to provide York Region with a draft 65R-Plan demonstrating this road widening.

At this time, the Owner is estimating that a 1.5 m road widening to York Region will be required, as shown on Attachment #3, however, this must be confirmed through the submission of a survey to demonstrate that a 15 m setback from the centreline of Islington Avenue has been provided. The proposed development may result in a loss of units should the requisite road widening dedication be greater than 1.5 m along the Islington Avenue frontage.

c) Islington Avenue Right-of-Way

York Region is seeking additional information with respect to the proposed works within the Regional right-of-way. The Owner will be required to undertake any proposed works

within the Islington Avenue right-of-way in accordance with the Regional Streetscape Policy, specifically the Region's Road Design Guidelines.

York Region is requesting that the proposed stop bar and stop sign be offset 1 m from the edge of the sidewalk in accordance with regional design standards, and that a decommissioned storm sewer and retaining wall within the right-of-way be removed, along with the existing entrance, located on Islington Avenue. Additional information including, but not limited to, unit measurements, proposed surface materials, pavement depths and details, and the identification of construction access are required for York Region to confirm compliance with regional design standards.

d) Forestry

The east side of Islington Avenue, within the regional right-of-way, contains overhead energized hydro lines. The Owner will be required to replace 4 existing *Quercus rubra* (red oak) trees within the right-of-way with 6 trees from the approved species list as identified by York Region. These trees must be planted at 6 m spacing intervals. Trees planted within the Regional road allowance shall conform to all specifications within the York Region Street Tree Preservation and Planting Design Guidelines, and to the terms outlined by Natural Heritage and Forestry Department, to the satisfaction of York Region.

e) Phase I Environmental Site Assessment (ESA)

The Owner will be required to submit a Phase I ESA, and supporting environmental reports, in accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 Record of Site Condition Part XV.1 of the Act (as amended) for the lands subject to these development applications, including the portion of the lands to be dedicated into Regional ownership. In addition, York Region requires a reliance letter and Statutory Declaration in their standard format that the report is in general accordance with O. Reg. 153/04.

f) Site Servicing

The Region advises that there is an existing sanitary sewer across the frontage of the subject lands (along Islington Avenue), and that the Owner is required to connect to this main. The proposed sanitary and water main crossings need to be constructed closer together and in a common trench thereby resulting in a smaller asphalt cut. In addition, the water main service should not go under the existing manhole.

g) Existing Easement

The subject lands presently contain an easement in favour of York Region over an existing storm pipe, located along the north property line that stretches from Islington Avenue to the Humber River. Based on the Owner's proposed stormwater management plan, a portion of this storm pipe will no longer be in use, and therefore requires removal. The easement over this pipe needs to be released, and replaced in favour to the City of Vaughan.

h) Stormwater Management

The subject lands presently contain stormwater management infrastructure, which includes the storm pipe located along the northerly property line and a storm sewer under Islington Avenue. In order to implement the stormwater management plan as proposed, the Region is seeking confirmation that the City will own and maintain the existing infrastructure identified above that drains external properties through the subject lands. To date, the City has not agreed to implement the stormwater management plan as proposed.

i) Additional Information

York Region requires revisions and updates to the drawings and reports submitted in support of the proposed development in accordance with the above noted comments. York Region also requires the following additional reports and materials in order to complete its review of the subject development proposal:

- a Draft 65R-Plan showing the road widening along Islington Avenue
- a revised Noise Control Study
- a detailed cost estimate for works within the Regional right-of-way

York Region has no objection to the approval of the proposed residential development, subject to the above comments outlined within this report.

Conclusion

The proposed development consisting of 36 townhouse dwelling units has been comprehensively reviewed in consideration of applicable Provincial policies, Regional and City Official Plan policies, the requirements of Zoning By-law 1-88, comments received from City Departments and external public agencies, and the surrounding area context. The Development Planning Department is satisfied that the proposed residential development is appropriate and compatible with the existing and permitted uses in the surrounding area for the reasons set out in this report. On this basis, the Development Planning Department can support the approval of the Official Plan Amendment, Zoning By-law Amendment and Site Development applications, subject to the comments contained in this report and the conditions of approval outlined in the recommendation section of this report.

Should Vaughan Council endorse the recommendations in this report and the OMB approve the applications, the Development Planning Department recommends that the OMB withhold its final Decision/Order regarding the proposed development until the implementing documents, being the Official Plan Amendment, Zoning By-law Amendment and Site Plan Agreement, are prepared to the satisfaction of the City. The Development Planning Department also recommends that the OMB withhold its final Decision/Order regarding the proposed Draft Plan of the Condominium (Common Elements) until the implementing documents (the Official Plan Amendment, Zoning By-law Amendment and Site Plan Agreement) are prepared and finalized to the satisfaction of the City, and a technical report regarding the Draft Plan of Condominium is considered at a Committee of the Whole meeting, as identified in the recommendation of this report.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning and Site Plan
4. Landscape Plan
5. Typical Elevations
6. Original Site Plan

Report prepared by:

Diana DiGirolamo, Planner, ext. 8860
Carmela Marrelli, Senior Planner, ext. 8791

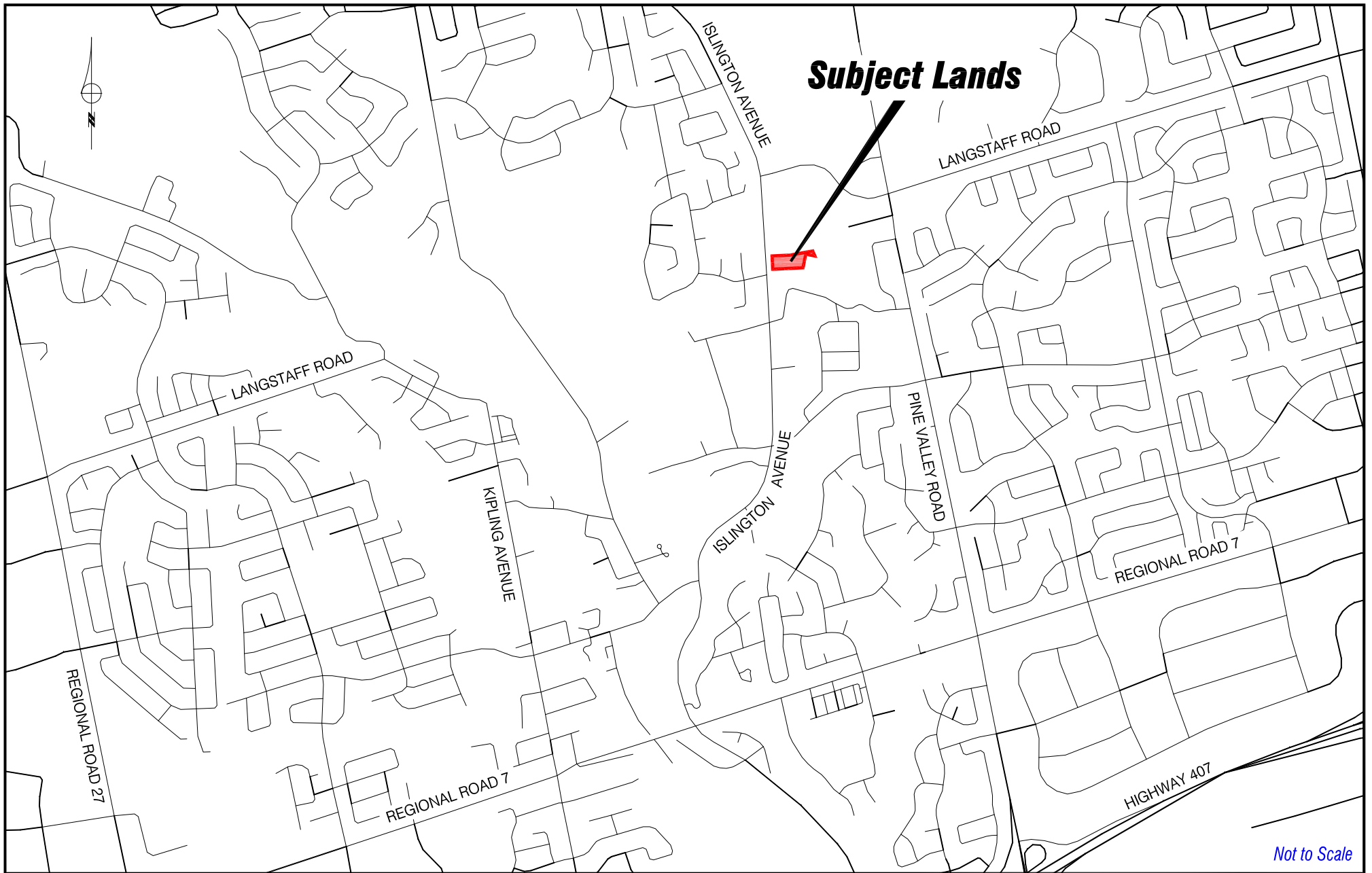
Respectfully submitted,

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 10, Concession 7

APPLICANT:
Ravines of Islington Encore Inc.

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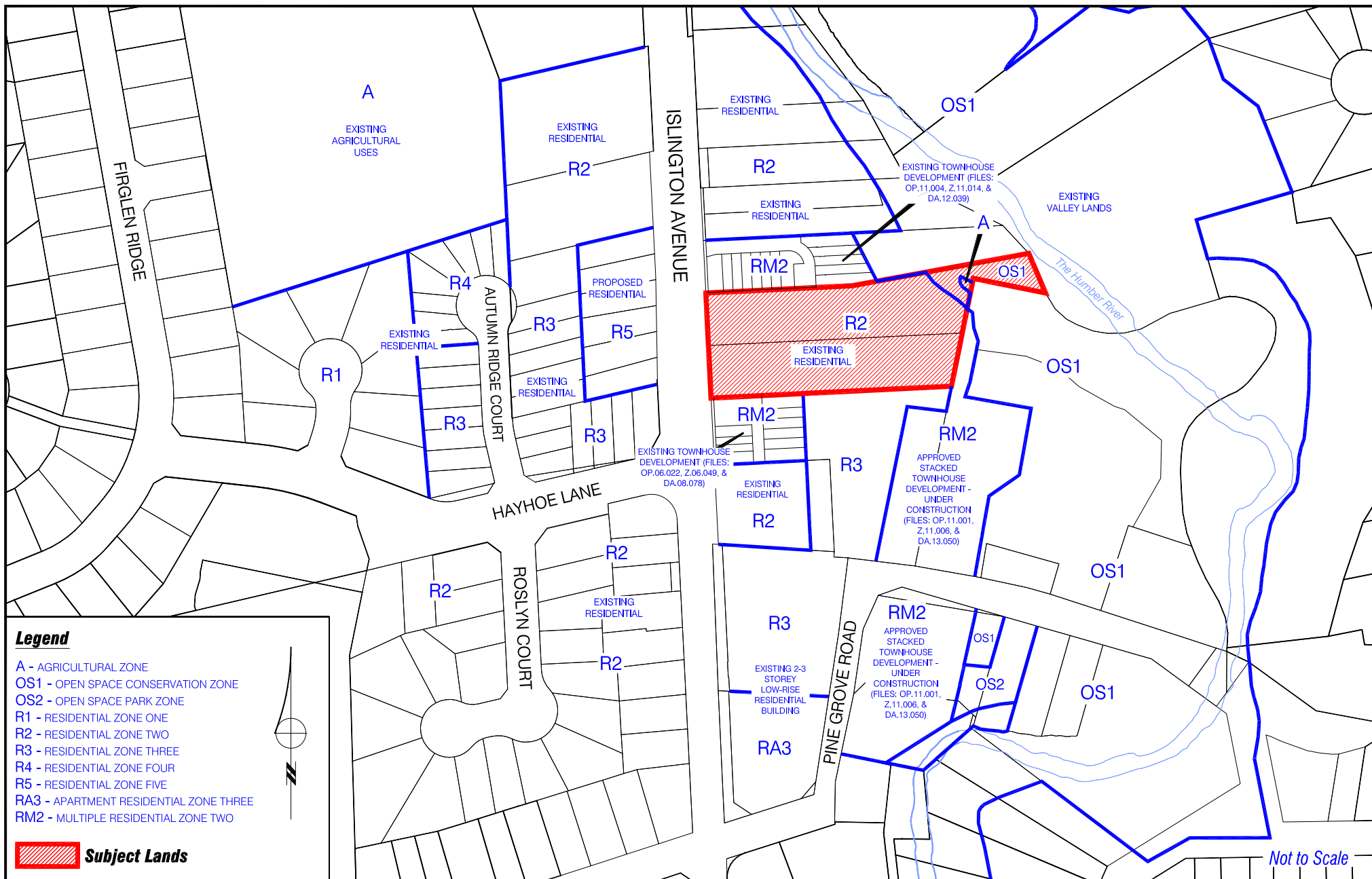


Attachment

FILES: OP.16.005,
Z.15.035 & DA.15.085

DATE:
November 7, 2017

1



Location Map

LOCATION:
Part of Lot 10, Concession 7

APPLICANT:
Ravines of Islington Encore Inc.

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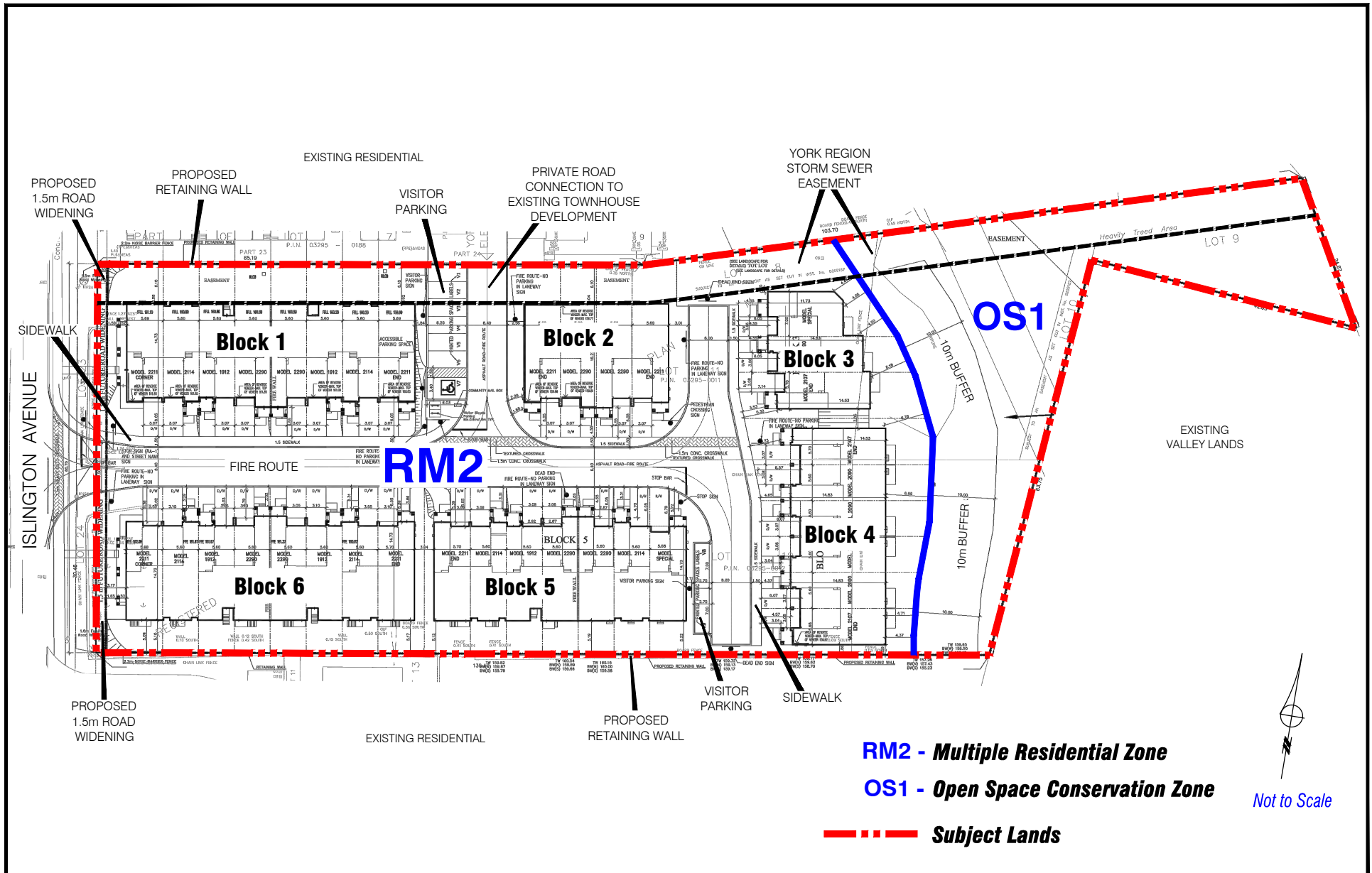


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FILES: OP.16.005,
Z.15.035 & DA.15.085

DATE:
November 7, 2017

2



RM2 - Multiple Residential Zone

OS1 - Open Space Conservation Zone

Not to Scale

--- Subject Lands

Proposed Zoning & Site Plan

LOCATION:
Part of Lot 10, Concession 7

APPLICANT:
Ravines of Islington Encore Inc.

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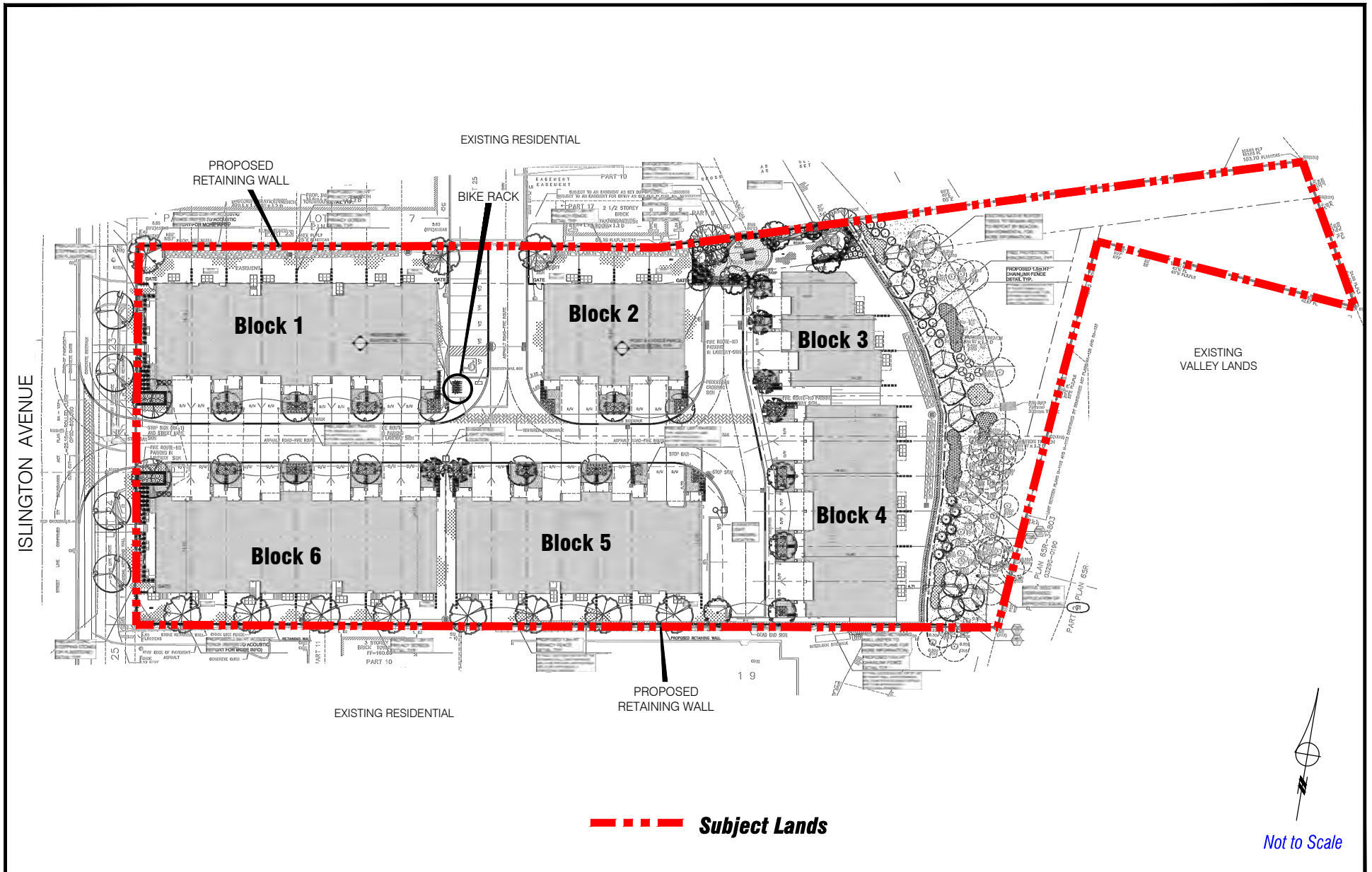


Attachment

FILES: OP.16.005,
Z.15.035 & DA.15.085

DATE:
November 7, 2017

3



Landscape Plan

LOCATION:
Part of Lot 10, Concession 7

APPLICANT:
Ravines of Islington Encore Inc.

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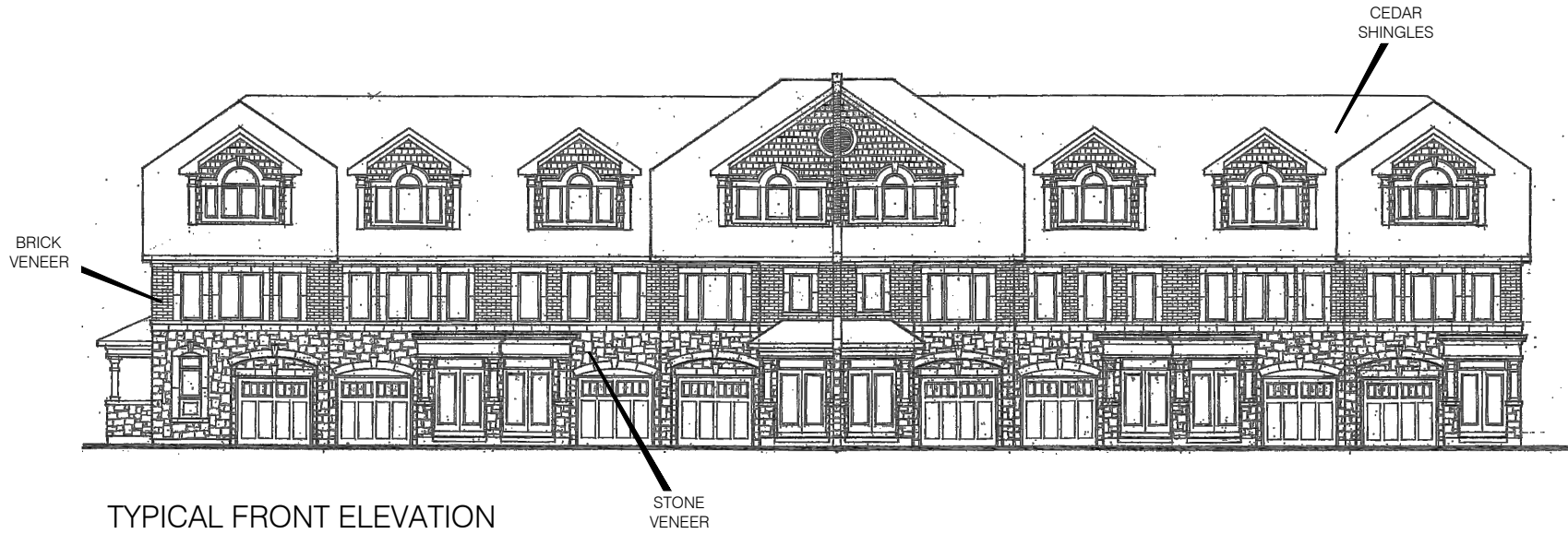


Attachment

FILES: OP.16.005,
Z.15.035 & DA.15.085

DATE:
November 7, 2017

4



TYPICAL FRONT ELEVATION



TYPICAL ISLINGTON AVENUE ELEVATION

Not to Scale

Typical Elevations

LOCATION:
Part of Lot 10, Concession 7

APPLICANT:
Ravines of Islington Encore Inc.

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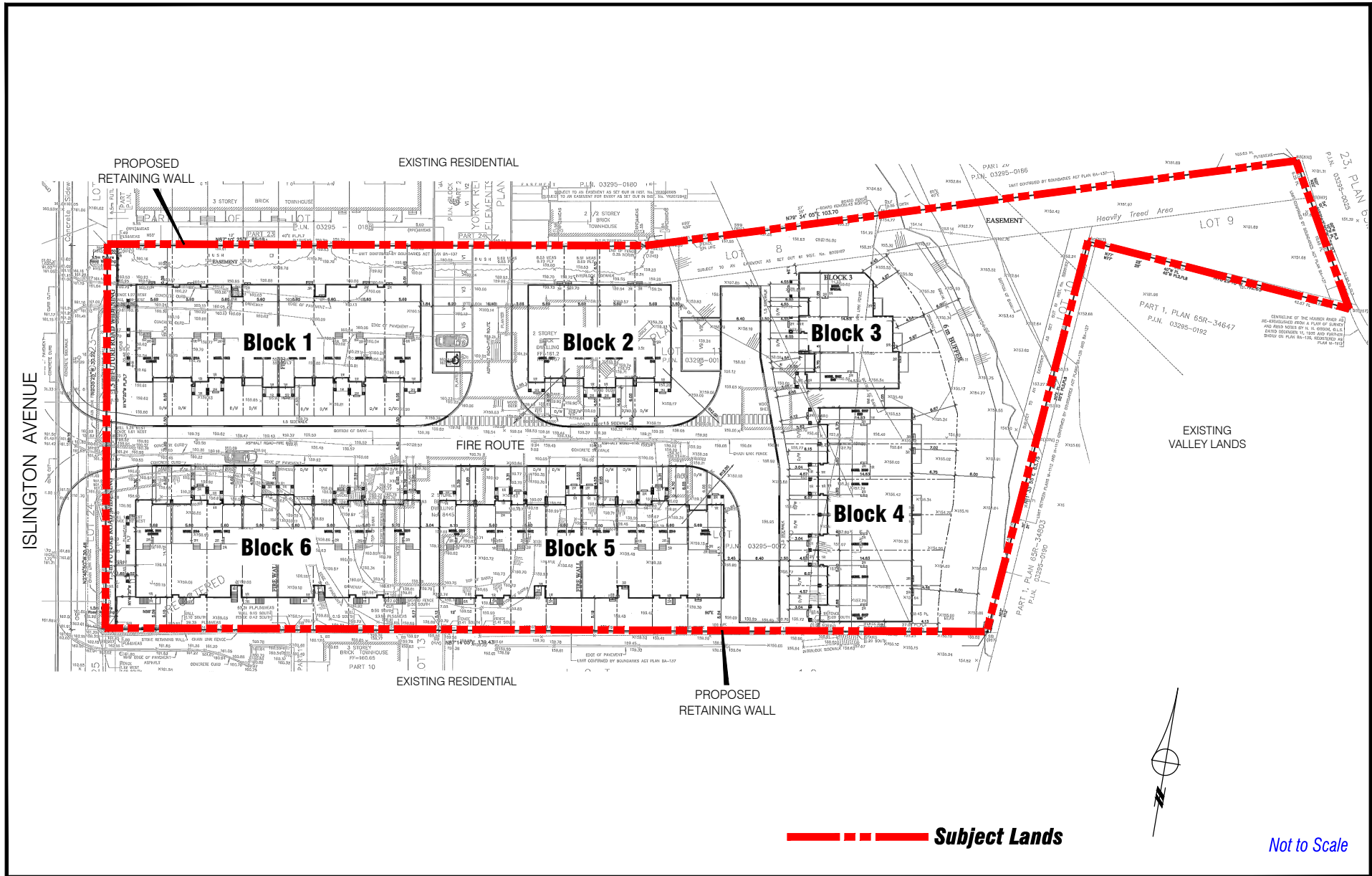


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FILES: OP.16.005,
Z.15.035 & DA.15.085

DATE:
November 7, 2017

5



Subject Lands



Not to Scale

Original Site Plan

LOCATION:
Part of Lot 10, Concession 7

APPLICANT:
Ravines of Islington Encore Inc.

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Attachment

FILES: OP.16.005,
Z.15.035 & DA.15.085

DATE:
November 7, 2017

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