

**CITY OF VAUGHAN
COMMITTEE OF THE WHOLE (PUBLIC HEARING)
AGENDA**

This is an Electronic Meeting. The Council Chamber will not be open to the public. Public comments can be submitted by email to clerks@vaughan.ca. For deputations, please register by contacting Access Vaughan at 905-832-2281 or clerks@vaughan.ca

Tuesday, July 7, 2020

7:00 p.m.

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

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ALL APPENDICES ARE AVAILABLE FROM THE CITY CLERK'S OFFICE
PLEASE NOTE THAT THIS MEETING WILL BE AUDIO RECORDED
AND VIDEO BROADCAST

www.vaughan.ca (Agendas, Minutes and Live Council Broadcast)

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, July 07, 2020

WARD(S): 3

**TITLE: NICK OPPEDISANO AND VINCENZO MACRI
ZONING BY-LAW AMENDMENT FILE Z.19.037
DRAFT PLAN OF SUBDIVISION FILE 19T-19V006
10590 AND 10620 PINE VALLEY DRIVE
VICINITY OF PINE VALLEY DRIVE & TESTON ROAD**

FROM:

Nick Spensieri, Acting Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and Committee of the Whole on Zoning By-law Amendment and Draft Plan of Subdivision Files Z.19.037 and 19T-19V006 (Nick Oppedisano and Vincenzo Macri) for the Subject Lands as shown on Attachment 1. The Owner seeks approval to permit a development consisting of 6 blocks of street townhouse dwelling units within a Plan of Subdivision that, when assembled with Blocks on abutting Draft Plan of Subdivision File 19T-03V25, would facilitate the development of 22 street townhouse units, as shown on Attachment 3.

Report Highlights

- To receive input from the public and the Committee of the Whole to permit 6 blocks of street townhouses that when assembled with Blocks on adjacent lands, would facilitate the development of 22 townhouse units, as shown on Attachment 3.
- Amendments to Zoning By-law 1-88 and a Draft Plan of Subdivision application are required to permit the Development.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.19.037 and Draft Plan of Subdivision File 19T-19V006 (Nick Oppedisano and Vincenzo Macri) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to a future Committee of the Whole meeting.

Background

The 0.78 ha subject lands (the 'Subject Lands') shown on Attachment 1 are municipally known as 10590 and 10620 Pine Valley Drive and are generally located on the west side of Pine Valley Drive, south of Teston Road. The Subject Lands are currently occupied by two single detached dwellings. The surrounding land uses are also shown on Attachment 1.

Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the proposal

Nick Oppedisano and Vincenzo Macri (the 'Owners') have submitted the following applications (the 'Applications') on the Subject Lands (Attachment 1) to permit 6 blocks of street townhouse units within a Plan of Subdivision, that when assembled with Blocks in the adjacent Plan of Subdivision, will facilitate the development of 22 street townhouse units, as shown on Attachment 3:

1. Zoning By-law Amendment File Z.19.037 to amend Zoning By-law 1-88 to rezone the Subject Lands from "A Agricultural Zone" (10620 Pine Valley Drive) and "A Agricultural Zone" subject to site-specific Exception 9(94) (10590 Pine Valley Drive) to "RT1 Residential Townhouse Zone" and the Subject Lands would be subject to site-specific Exception 9(1437) on the adjacent lands as shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-19V006, as shown on Attachment 2, for a residential Plan of Subdivision consisting of the following:

<u>Blocks</u>	<u>Land Use</u>	<u>Hectares</u>	<u>Units</u>
Blocks 1 to 6	Townhouse Dwellings (Minimum Lot Frontages of 6 metres)	0.498	22 units*
Block 7	Landscape Buffer	0.072	
Block 8	Road Widening	0.001	
Blocks 9-15	0.3 metre Reserve	0.003	
Roads		0.214	
Total		0.788 hectares	22 units*

*When assembled with Blocks on Draft Plan of Subdivision File 19T-03V25.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

- a) Date the Notice of Public Hearing was circulated: June 16, 2020.

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Pine Valley Drive on the property in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m radius from the Subject Lands and to the Kleinburg and Area Ratepayers Association, Millwood Woodend Ratepayers Association and anyone on file with the Office of the City Clerk.

- c) Comments Received:

As of June 16, 2020, the Development Planning Department received a question in writing from C. Hall, no address provided, email dated March 5, 2020, asking whether or not the Subject Lands were located within the Greenbelt Plan. The inquirer was advised the Subject Lands are located outside of the Greenbelt Plan.

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

Previous Reports/Authority

Not applicable.

Analysis and Options

The proposed Development conforms to Vaughan Official Plan 2010

The Subject Lands are designated "Low Density Residential" by Vaughan Official Plan 2010 ('VOP 2010'), Volume 2 – Section 12.13, Block 40/47. In accordance with Section 12.13.2.5.v.b., street townhouses are permitted within the "Low Density Residential" designation, and the maximum permitted density shall not exceed 18 units per net residential hectare. The Development, once combined with Blocks on adjacent lands, yields a density of 12 units per net residential hectare and therefore conforms to VOP 2010.

Amendments to Zoning By-law 1-88 are required to permit the Proposal

The Subject Lands are zoned "A Agricultural Zone" (10620 Pine Valley Drive) and "A Agricultural Zone" subject to site-specific Exception 9(94) (10590 Pine Valley Drive) as shown on Attachment 1. The "A Agricultural Zone" permits agricultural uses, a single family residence, institutional uses, recreational uses, limited commercial uses related

to agriculture, cottage industries and aggregate uses. The proposed Development is not permitted in the “A Agricultural Zone” and therefore, the Owner has submitted a Zoning By-law Amendment application to rezone the Subject Lands to “RT1 Residential Townhouse Zone” with the following site-specific zoning provisions identified in Table 1.

Table 1:

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements in Zoning By-law 1-88	Proposed Exceptions to RT1 Residential Townhouse Zone
a.	Lot Line, Front	Where a lot abuts more than two (2) street lines, the front lot line shall be the line facing the main entrance of the building unless the lot is a through lot.	The front lot line shall be deemed to be the lot abutting Brant Drive for Blocks 1 and 2.
b.	Permitted Yard Encroachments and Restrictions	Sills, air conditioners other than central air conditioning units, belt courses, cornices, eaves, gutters, canopies, chimney pilasters and windows, shall not project more than 0.5 m into a required yard	Fireplaces may also project into a required yard, but not more than 0.5 m
c.	Permitted Yard Encroachments and Restrictions (Bay Windows)	May extend into a required interior side yard to a maximum distance of 0.3 m and may extend into a required yard a maximum of 1.8 m	A bay or box window or similar window projection constructed with footings shall be permitted and may extend into a required front, exterior side or rear yard a maximum of 0.6 m
d.	No Encroachment Zone	No encroachment permitted in an interior side yard shall be closer than 1.2 m to a line except eaves, gutters, external central air condition and/or hear pump units	This clause shall not apply
e.	Permitted Yard Encroachments and	Eaves and gutters shall not project more than 0.5 m into	Eaves, gutters and steps may encroach an

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements in Zoning By-law 1-88	Proposed Exceptions to RT1 Residential Townhouse Zone
	Restrictions (eaves and gutters) for a Lot Abutting a Buffer Block	a minimum required front, exterior side or interior side yard for a lot abutting a buffer block	additional 0.5 m into a minimum required yard for a lot abutting a buffer block
f.	Permitted yard Encroachments and Restrictions (unenclosed porch – covered or uncovered) for a Lot Abutting a Buffer Block	An unenclosed porch (covered or uncovered) can encroach into the minimum required front yard, exterior side yard and interior side yard for a lot abutting a buffer block to a maximum of 2.5 m	An unenclosed porch (covered or uncovered) can encroach into a minimum required for a lot abutting a buffer block to a maximum of 2.5 m
g.	No Encroachment Zone for a Lot Abutting a Buffer Block or Site Triangle	A 1.5 m no encroachment zone shall be maintained inside the property line within the front yard and exterior side yard and within the interior side yard abutting a buffer block or sight triangle	A 1.5 m no encroachment zone shall be maintained inside the property line within a minimum required yard abutting a buffer block or sight triangle
h.	Maximum Finished Floor Elevation for an Unenclosed Porch for a Lot Abutting a Buffer Block	The maximum finished floor elevation of an unenclosed porch (covered or uncovered, with or without a cold cellar) located in the front yard, exterior side yard or interior side yard shall not exceed 1.2 m above finished grade for a lot abutting a buffer block	The maximum finished floor elevation of an unenclosed porch (covered or uncovered, with or without a cold cellar) located in any required yard shall not exceed 1.2 m above finished grade for a lot abutting a buffer block
i.	Minimum Lot Area	162 m ²	150 m ² for all lots
j.	Maximum Building Height	11 m	12 m for all units

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements in Zoning By-law 1-88	Proposed Exceptions to RT1 Residential Townhouse Zone
k.	Minimum Exterior Side Yard Setback	4.5 m	3.5 m for end units in Blocks 1, 2, 3 and 4 that abut a street or landscape buffer
l.	Minimum Interior Side Yard for a Lot Abutting a Buffer Block	3.5 m	1.5 m for lots in Block 2 that abut a buffer block
m.	Minimum Exterior Side Yard for a Lot Abutting a Sight Triangle or abutting Buffer Block	The minimum exterior side yard shall be 3.0 m abutting a public lane or a site triangle and shall be 3.5 m abutting a buffer block	The minimum exterior side yard shall be 3.0 m abutting a public lane; 1.5 m abutting a site triangle or buffer block

The proposed zoning and site-specific exceptions in Table 1 are the same as the zoning for the Blocks in Draft Plan of Subdivision File 19T-03V25, thereby allowing the creation of full lots with consistent zoning. Additional zoning exceptions may be identified through a detailed review of the Applications, which will be considered in a technical report to a future Committee of the Whole meeting.

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

	MATTERS TO BE REVIEWED	COMMENTS
a.	Consistency and Conformity with Provincial Policies, York Region and City of Vaughan Official Plan Policies and Guidelines	<ul style="list-style-type: none"> The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement 2020 (the 'PPS'); A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan') and the policies of the York Region Official Plan ('YROP') and VOP 2010 The Applications will be reviewed for consistency and conformity with the Block 40/47

	MATTERS TO BE REVIEWED	COMMENTS
		policies of VOP 2010, Volume 2, Section 12.13, and the Block 40/47 Urban Design Guidelines
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> • The appropriateness of the proposed rezoning of the Subject Lands and the site-specific exceptions to permit the Development will be reviewed in consideration of the existing and planned surrounding land uses and the existing zoning for the part lots in the adjacent Plan of Subdivision • The appropriate Zone category for Block 7 (landscape buffer) on the Draft Plan of Subdivision will be reviewed. Similar Blocks in the area are zoned "OS2 Open Space Park Zone". The dedication of Block 7 into public ownership is required
c.	Draft Plan of Subdivision	<ul style="list-style-type: none"> • Should the Applications be approved, the required Draft Plan of Subdivision conditions will be included to address site access, road alignments and connections, servicing and grading, environmental considerations, noise, and other municipal, regional and public agency and utility requirements
d.	Drawings & Reports	<ul style="list-style-type: none"> • The following drawings and reports submitted in support of the Applications must be approved to the satisfaction of the City and/or respective approval authority: <ul style="list-style-type: none"> - Draft Plan of Subdivision - Master Landscape Plan - Urban Design Brief - Functional Servicing and Stormwater Management Report - Geotechnical Report - Noise Report - Parkland Dedication Summary Chart

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> – Sustainability Metrics & Summary Letter – Traffic Management Plan – Traffic Impact Study – Draft Zoning By-law Amendment – Arborist Report – Tree Inventory and Removals Plan – Phase 1 Environmental Site Assessment – Stage 1 & 2 Archaeological Assessment – Addendum to Block 40/47 Guidelines <ul style="list-style-type: none"> • The materials and studies are available on the city's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) • Additional studies/reports may be required as part of the development application review process
e.	Development Coordination with Abutting Lands	<ul style="list-style-type: none"> • Should the Applications be approved, the Owner will be required to coordinate the Blocks on the Subject Lands with the Blocks of the surrounding Draft Plan of Subdivision (File 19T-03V25) to form full lots
f.	Allocation and Servicing	<ul style="list-style-type: none"> • The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Applications are approved. If servicing allocation is unavailable, the Subject Lands may be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council • Email correspondence dated March 6, 2020, from the Owner indicates that servicing allocation will only need to be allocated to 17.5 out of the 22 units proposed, as 4.5 units already received an allocation through the adjacent Draft Plan of Subdivision (File 19T-03V25)

	MATTERS TO BE REVIEWED	COMMENTS
g.	Parkland Dedication	<ul style="list-style-type: none"> The Owner will be required to pay to the City of Vaughan cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-Lieu of Parkland Policy, should the Applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Real Estate Department
h.	Block40/47 Developers' Group Agreement	<ul style="list-style-type: none"> The Owner, a non-participating landowner in the Block 40/47 Block Plan process, will be required to satisfy all obligations, financial or otherwise, of the Block 40/47 Developers' Group Agreement to the satisfaction of the Block 40/47 Trustee and the City of Vaughan
i.	Site Development Application	<ul style="list-style-type: none"> A Site Development Application is required to be submitted to implement the Development, should the Applications be approved The review of the Site Development Application will consider, but not be limited to, the following matters: <ul style="list-style-type: none"> Appropriate built form, site design, building elevations, and landscaping Appropriate site servicing and grading, stormwater management and retention measures to ensure any runoff/drainage is properly maintained on the Subject Lands Urban Design and Architectural Design including the City-wide Urban Design Guidelines and Block 40/47 Guidelines Road widening of Pine Valley Drive

	MATTERS TO BE REVIEWED	COMMENTS
j.	Toronto and Region Conservation Authority ('TRCA')	<ul style="list-style-type: none"> The Subject Lands are not located within the TRCA's Regulated Area but are located within a Wellhead Protection Area (WHPA-Q2). A preliminary review of the submission materials identified the following: <ul style="list-style-type: none"> The analysis and mitigation strategy proposed in the Functional Servicing and Stormwater Management Report meets the intent of the Source Water Protection Plan The engineering drawings submitted with the Applications will be reviewed to consider over-flow provisions for rear-yard infiltration trenches

Financial Impact

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

Broader Regional Impacts/Considerations

The York Region Community Planning and Development Services has advised they have no objection to the Applications. Should the Applications be approved, York Region has requested the following conditions of approval:

- servicing capacity shall be allocated prior to final approval
- the Owner shall satisfy the Region of York conditions prior to final approval
- the Region of York shall confirm the final right-of-way width for Pine Valley Drive

The above noted and any additional issues identified through the processing of the Applications will be addressed when the technical report is considered.

Conclusion

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

For more information, please contact: Rebecca Roach, Planner, Development Planning Department, ext. 8626.

Attachments

1. Context & Location Map
2. Draft Plan of Subdivision File 19T-19V006
3. Site Plan with Proposed Zoning

Prepared by

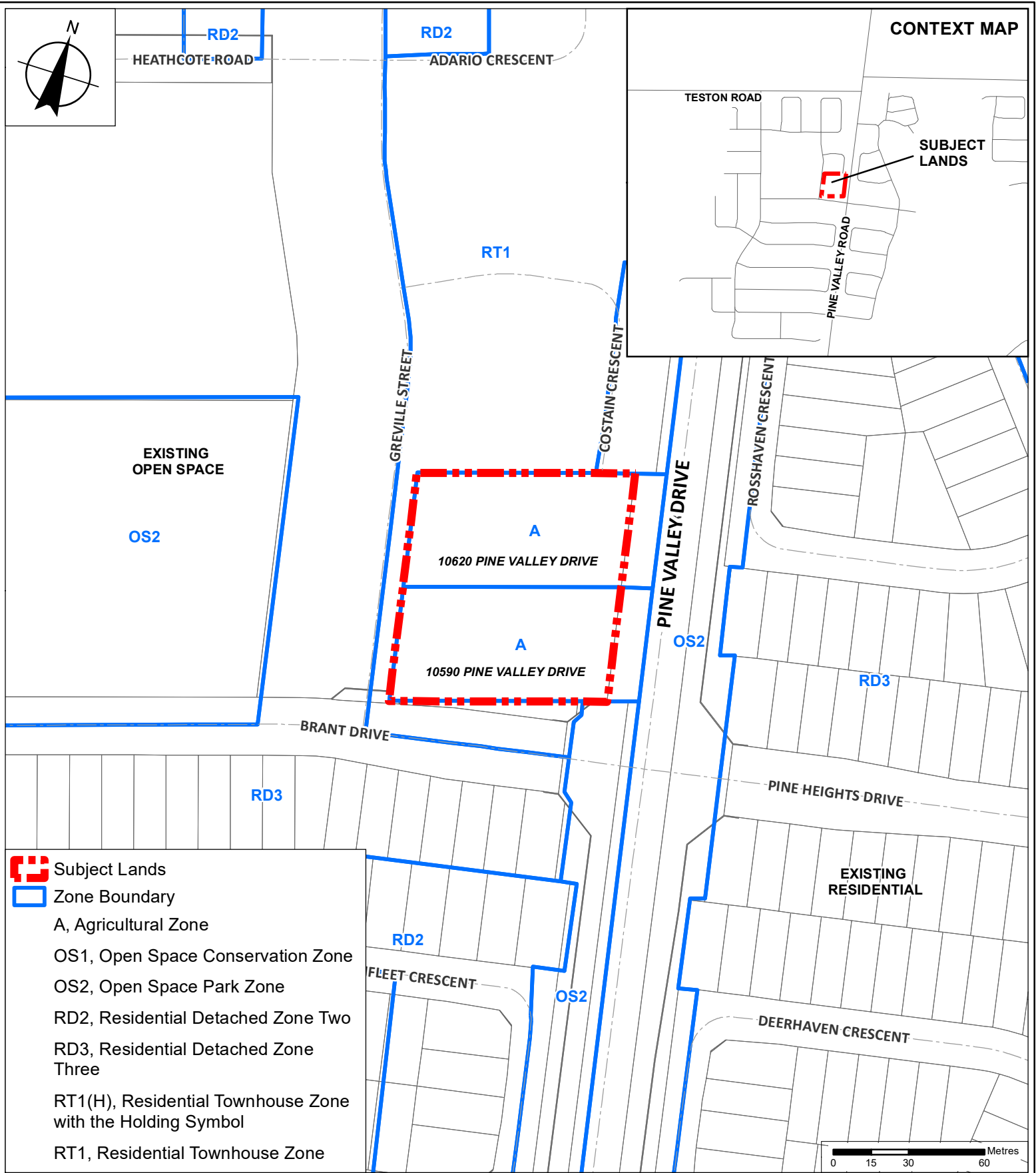
Rebecca Roach, Planner, extension 8626

Clement Messere, Senior Planner, extension 8409

Carmela Marrelli, Senior Manager of Development, extension 8791

Mauro Peverini, Director of Development Planning, extension 8407

/FA



Context Location Map

Location:
Part of Lot 25, Concession 7

Applicant:
Nick Oppedisano and Vincenzo Macri

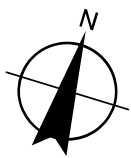


Attachment

Files:
Z.19.037 and
19T-19V006

Date:
July 7, 2020

1



* DENOTES UNITS ON BLOCKS WHICH WILL NEED TO BE COMBINED WITH BLOCKS IN DRAFT PLAN OF SUBDIVISION 19T-03V25 AT A FUTURE DATE.

BLOCK 81 of DRAFT PLAN OF SUBDIVISION FILE 19T-03V25 (PHASE 2)

GREVILLE STREET

CHIMNEY

BAY WINDOW

BLOCK 5 *

BLOCK 6

BLOCK 4

BLOCK 3

ON-STREET VISITOR PARKING (0.25 SPACES PER UNIT)
COSTAIN CRESCENT

RT1

BLOCK 1

BLOCK 2

DECK ABOVE GARAGE

BRANT DRIVE

BLOCK 186 of DRAFT PLAN OF SUBDIVISION FILE 19T-03V25 (PHASE 1)

BLOCK 185 of DRAFT PLAN OF SUBDIVISION FILE 19T-03V25 (PHASE 1)



Subject Lands

RT1, Residential Townhouse Zone

0 5 10 20 Metres

Site Plan with Proposed Zoning

Location:
Part of Lot 25, Concession 7

Applicant:
Nick Oppedisano and Vincenzo Macri



Attachment

Files:
Z.19.037 and
19T-19V006

Date:
July 7, 2020

3

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, July 07, 2020

WARD(S): 2

**TITLE: 1406979 ONTARIO LIMITED
ZONING BY-LAW AMENDMENT FILE Z.16.028
6701 HIGHWAY 7 AND 7551 HUNTINGTON ROAD
VICINITY OF HIGHWAY 427 AND HIGHWAY 7**

FROM:

Nick Spensieri, Acting Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.16.028 (1406979 Ontario Limited). The Owner proposes to amend Zoning By-law 1-88 to rezone the subject lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone” with site-specific zoning Exceptions in the manner shown on Attachment 2.

Report Highlights

- To receive input from the public and the Committee of the Whole on a Zoning By-law Amendment application to rezone the subject lands shown on Attachment 1
- A Zoning By-law Amendment application has been submitted to amend Zoning By-law 1-88 to rezone the subject lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone” with site-specific zoning Exceptions in the manner shown on Attachment 2
- A technical report prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment Z.16.028 (1406979 Ontario Limited) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The subject lands (the ‘Subject Lands’) shown on Attachment 1, include the lands municipally known as 6701 Highway 7 and 7551 Huntington Road and are located south of Highway 7, between Huntington Road and Highway 427 and are primarily vacant with some agricultural uses. The surrounding land uses are shown on Attachment 1.

The Committee of the Whole, at a Public Meeting held on October 5, 2016, originally considered the subject Zoning By-law Amendment File Z.16.028. The boundary of the Subject Lands has since been amended due to the expropriation of the Owner’s land by the Ministry of Transportation and a 5.35 ha portion of land was added to the Subject Lands as shown on Attachment 2. In addition, Vaughan Official Plan 2010 (‘VOP 2010’), policy 10.1.4.1 automatically requires a new public meeting for a planning application when it has not been considered by Council within two years after the date it was considered at a previous statutory public meeting.

A Zoning By-law Amendment Application has been submitted to permit the Development

1406979 Ontario Limited (the ‘Owner’) submitted Zoning By-law Amendment File Z.16.028 (the ‘Application’) to amend Zoning By-law 1-88 to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”, in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report.

Public Notice was provided in accordance with the Planning Act and Council’s Notification Protocol

- a) Date the Notice of Public Hearing was circulated: June 16, 2020

The Notice of Public Hearing was also posted on the City’s website at www.vaughan.ca. Notice Signs were installed on the Subject Lands in accordance with the City’s Notice Signs, Procedures and Protocols

- b) Circulation Area: 150 m radius from the Subject Lands and to the West Woodbridge Homeowners' Association

Comments Received to date: None

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

Previous Reports/Authority

The previous report related to this Application is available at the following link:

[Item 4, Report No. 36 Committee of the Whole \(Public Hearing\) Meeting October 5, 2016 – Zoning By-law Amendment File Z.16.028](#)

Analysis and Options

The proposed rezoning of the Subject Lands conforms to Vaughan Official Plan 2010

The majority of the Subject Lands are designated “General Employment” with the west portion designated “Prestige Employment”, and a “Service Node” is identified at the intersection of Huntington Road and Highway 50 in VOP 2010, Volume 2, Section 12.12 – Huntington Business Park. A “Natural Area” designation also extends into a small portion of the Subject Lands, and is more specifically identified as a Core Feature in VOP 2010, Volume 1, Schedule 2 - Natural Heritage Network.

The “Natural Areas” designation, specifically in Core Features, prohibits development and/or site alteration. Development or site alteration on lands adjacent to Core Features is not permitted unless it is demonstrated through an environmental impact study that the development or site alteration will not result in a negative impact on the feature or its functions.

The proposed rezoning of the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone” with site-specific Exceptions conforms to VOP 2010.

An Amendment to Zoning By-law 1-88 is required to rezone the Subject Lands

The Owner is proposing to amend Zoning By-law 1-88 to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”, together with the following site-specific zoning exception:

Table 1:

	Zoning By-law 1-88 Standard	EM1 Prestige Employment Area Zone Requirement	Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirements
a.	Required Parking for Employment Uses other than Warehousing (Building with greater than 3,700m ² G.F.A.)	1.5 parking spaces per 100m ² Gross Floor Area (‘GFA’) devoted to the employment use plus 2 parking spaces per 100m ² of GFA devoted to ancillary office use, plus the requirements for any other use, or 3.5 parking spaces per unit, whichever is greater	0.5 parking spaces per 100m ² of GFA
b.	Required Parking for Employment Uses other than Warehousing (Building with 3,700m ² or less G.F.A.)	2.0 parking spaces per 100m ² GFA or 3.5 parking spaces per unit, whichever is greater	0.5 parking spaces per 100m ² of GFA

The Owner is only proposing to amend Zoning By-law 1-88 to rezone the Subject Lands and no development is being proposed as part of the Application. As such, the Owner is not requesting exceptions to the regulatory standards of Zoning By-law 1-88 (i.e. setbacks, height, coverage, etc.) at this time.

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

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

	MATTERS TO BE REVIEWED	COMMENTS
a.	Consistency and Conformity with Provincial Plans and Official Plans	<ul style="list-style-type: none"> ▪ The Application will be reviewed for consistency and conformity with the applicable policies of the <i>Provincial Policy Statement, 2020</i> ('PPS'), <i>A Place to Grow: The Growth Plan for the Greater Golden Horseshoe 2019</i> (the 'Growth Plan'), the York Region Official Plan ('YROP') and Vaughan Official Plan 2010 ('VOP 2010') policies
b.	Abutting Lands to Immediate South of Highway 7	<ul style="list-style-type: none"> ▪ The Subject Lands are part of a larger land assembly not subject to the Application. These lands are between Highway 7 and the north limit of the Subject Lands as shown on Attachment 2. The Owner has requested York Region consider these lands for an employment land conversion to permit mixed-use, high density residential uses ▪ Vaughan Council, on May 27, 2020, considered a staff report concerning a number of employment land conversion requests throughout the City of Vaughan. Vaughan Council recommended the Subject Lands for an employment land use conversion. Vaughan Council's recommendation has been forwarded to York Region for consideration as York Region is the approval authority for employment land conversion requests being reviewed as part of the 2041 Municipal Comprehensive Review

	MATTERS TO BE REVIEWED	COMMENTS
c.	Conformity with Huntington Business Park Block 57/58 Plan	<ul style="list-style-type: none"> ▪ The Application will be reviewed in consideration of the approved Huntington Business Park Block 57/58 Plan (Attachment 3), and the proposed alteration to the approved road pattern in this portion of the employment area ▪ The Block Plan shows the east/west road centrally located within the Subject Lands, whereas as the proposed zoning by-law shows the road further to the south along the south property limit and adjacent to the existing Glenview Memorial Gardens Cemetery. The appropriateness of the proposed road location will be reviewed ▪ The Owner will be required to fulfil all cost sharing and other obligations of the Block 57/58 Developers' Group Agreement to the satisfaction of the Trustee for Block 57/58 and the City of Vaughan
d.	Appropriateness of the Proposed Rezoning and site-specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed amendment to Zoning By-law 1-88 to rezone the Subject Land and the site-specific parking exception will be reviewed in consideration of the compatibility with the planned and existing surrounded land uses ▪ The proposed rezoning of the portion of the Subject Lands designated "Natural Areas" in VOP 2010 will be reviewed

	MATTERS TO BE REVIEWED	COMMENTS
e.	Studies and Reports	<ul style="list-style-type: none"> ▪ The following studies and reports were submitted in support of the Application and must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> - Draft Zoning By-law - Functional Servicing Report and Master Environmental Servicing Plan (MESP) update ▪ These studies/reports are available on the city's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) <p>Additional studies/reports, including but not limited to the submission of a Parking Assessment, may be required as part of the application review process</p>
g.	Related Site Development Application File DA.18.089	<ul style="list-style-type: none"> ▪ The Owner previously submitted Site Development File DA.18.089 to permit 4 single and multi-unit warehouse buildings. The Owner has advised the Site Development File will be revised • The Owner is required to resubmit the Site Development Application. The review of the Site Development Application will consider, but not be limited to, the following matters: <ul style="list-style-type: none"> - appropriate built form, site design, building elevations and landscaping - appropriate building and outside storage setbacks to the surround land uses - proper vehicle turning movements - implementation of appropriate waste collection design standards - appropriate site servicing and grading, stormwater management - provisions of sufficient snow storage areas - the protection of Core Features as identified in VOP 2010, Volume 1, Schedule 2 - Natural Heritage Network

	MATTERS TO BE REVIEWED	COMMENTS
h.	External Agencies - Peel Region and Toronto and Region Conservation Authority	<ul style="list-style-type: none"> ▪ The Application has been circulated to Peel Region and the Toronto and Region Conservation Authority ('TRCA') for review and comment
i.	Ministry of Transportation	<ul style="list-style-type: none"> ▪ The Ministry of Transportation (MTO) has advised lands have been expropriated for a proposed Transitway station adjacent to the Subject Lands as shown on Attachment 2

Financial Impact

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

Broader Regional Impacts/Considerations

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

Conclusion

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

For more information, please contact Jennifer Kim, Planner – Development Planning Department, at Extension 8592.

Attachments

1. Context & Location Map
2. Proposed Zoning
3. Approved Block 57/58 Plan

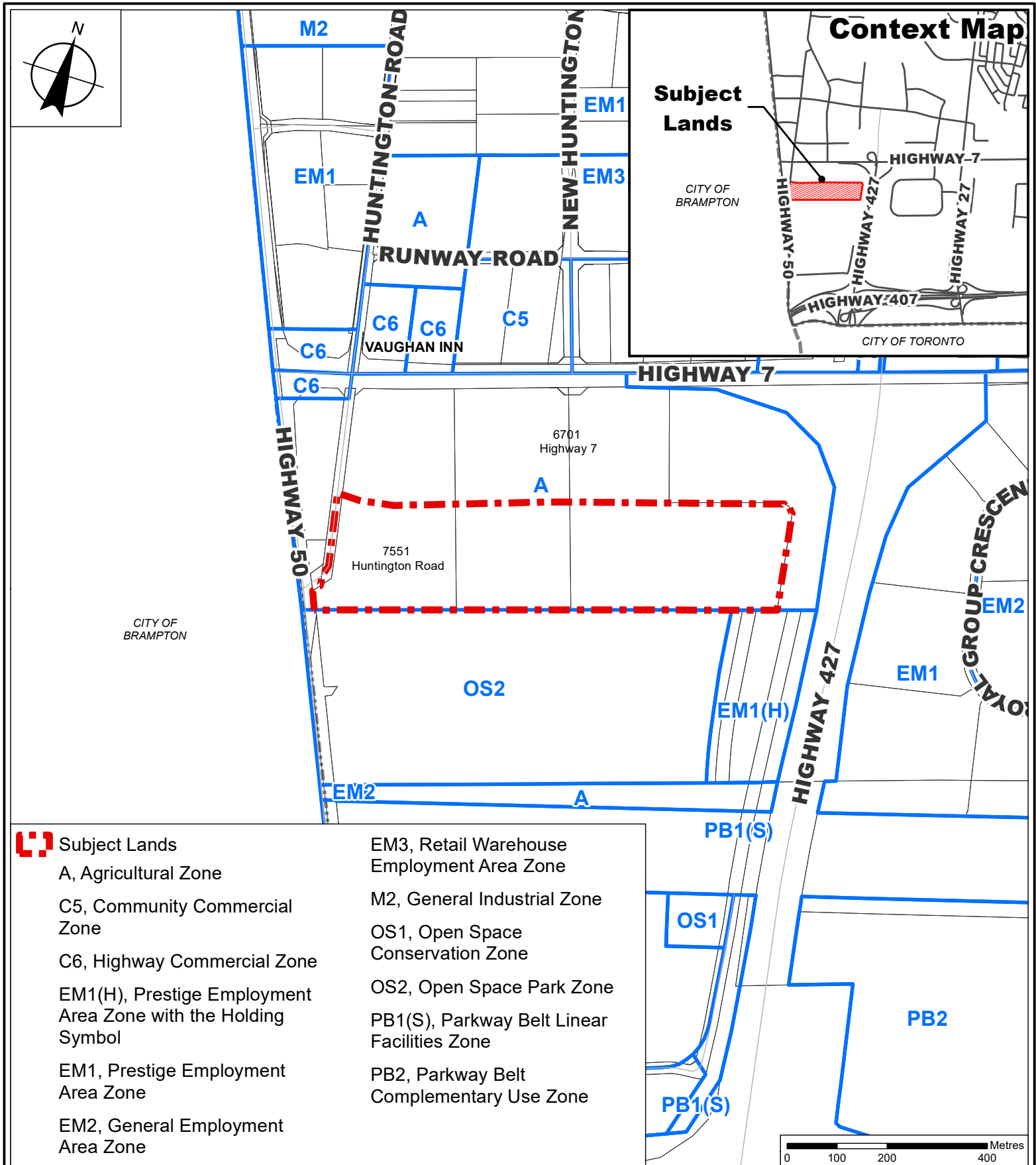
Prepared by

Jennifer Kim, Planner - ext. 8592

Clement Messere, Senior Planner - ext. 8409

Carmela Marrelli, Senior Manager of Development Planning - ext. 8791

Mauro Peverini, Director of Development Planning - ext. 8407



Context and Location Map

LOCATION:
Part of Lots 4 & 5, Concession 9

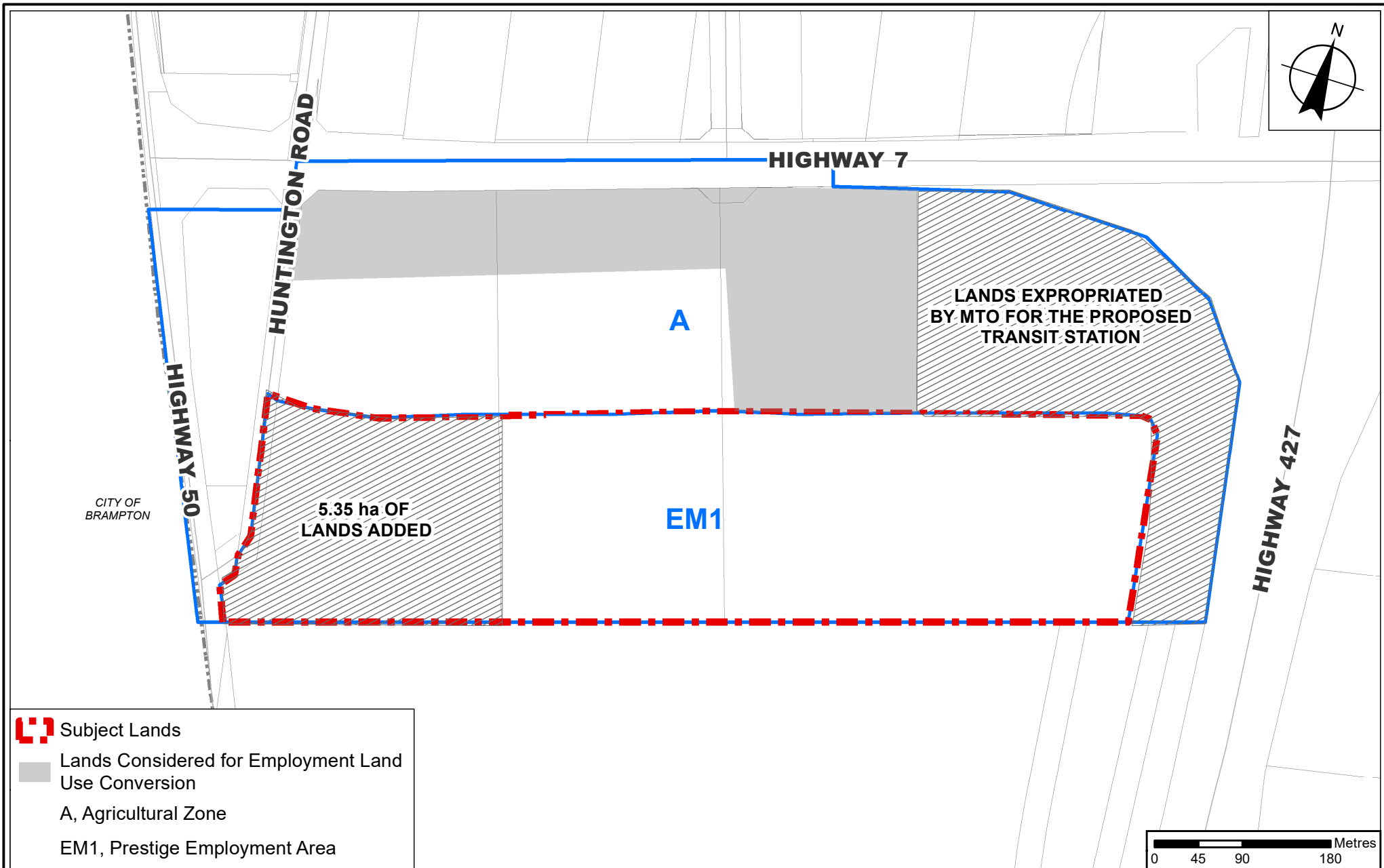
APPLICANT:
1406979 Ontario Limited



Attachment

FILE:
Z.16.028
RELATED FILE:
DA.18.089
DATE:
July 7, 2020

1



Proposed Zoning

LOCATION:

Part of Lots 4 & 5, Concession 9

APPLICANT:

1406979 Ontario Limited



Attachment

FILE:

Z.16.028

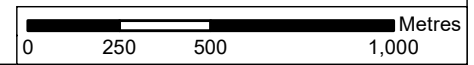
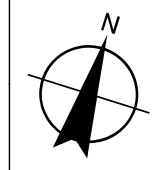
RELATED FILE:

DA.18.089

DATE:

July 7, 2020

2



Approved Block 57/58 Plan

LOCATION:
Part of Lots 4 & 5, Concession 9

APPLICANT:
1406979 Ontario Limited



Attachment

FILE:
Z.16.028
RELATED FILE:
DA.18.089
DATE:
July 7, 2020

3

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, July 07, 2020

WARD(S): 3

**TITLE: BELMONT PROPERTIES (WESTON) INC.
ZONING BY-LAW AMENDMENT FILE Z.20.003
VICINITY OF WESTON ROAD AND MAJOR MACKENZIE DRIVE
WEST**

FROM:

Nick Spensieri, Acting Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.20.003 (Belmont Properties (Weston) Inc.) to rezone the subject lands shown on Attachment 1. The Owner seeks approval to permit the development of 30 townhouse units accessed by a private common element road as shown on Attachments 2 to 4.

Report Highlights

- To receive input from the public and the Committee of the Whole on a Zoning By-law Amendment application to permit the development of 30 townhouse units accessed by a private common element road
- A Zoning By-law Amendment is required to rezone the subject lands from “C3(H) Local Commercial Zone” with the Holding Symbol “(H)” and subject to site-specific Exception 9(1291) to “RT1 Residential Townhouse Zone”, together with site-specific zoning exceptions to facilitate the development
- A technical report prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment Z.20.003 (Belmont Properties (Weston) Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The subject lands (the 'Subject Lands') shown on Attachment 1, are located on the northwest corner of Weston Road and Chatfield Drive, and are currently developed with two presentation centres being used for the sale of homes. The surrounding land uses are shown on Attachment 1.

Vaughan Council on June 18, 2007, approved Zoning By-law Amendment File Z.06.045 to rezone the Subject Lands from "A Agricultural Zone" to "C3(H) Local Commercial Zone" with the Holding Symbol "(H)" and subject to site-specific Exception 9(1291).

A Zoning By-law Amendment application has been submitted to permit the proposed development

Belmont Properties (Weston) Inc. (the 'Owner') submitted Zoning By-law Amendment File Z.20.003 (the 'Application') to rezone the Subject Lands from "C3(H) Local Commercial Zone" with the Holding Symbol "(H)" and subject to site-specific Exception 9(1291) to "RT1 Residential Townhouse Zone", together with the site-specific zoning exceptions identified in Table 1 of this report. The Application would facilitate the development of 30 townhouse units within 5 blocks to be accessed by a private comment element road (the 'Development') as shown on Attachments 2 to 4.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol.

- a) Date the Notice of Public Hearing was circulated: June 16, 2020

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and Notice Signs were installed on the property in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150m radius from the Subject Lands, and to the Millwood Woodend and Vellore Woods Ratepayers Associations
- c) Comments Received:

The Development Planning Department has received written comments from the following individuals (as of June 12, 2020)

- A. Caruso, email address only, email dated April 17, 2020

- Y. Zhai, email address only, email dated April 20, 2020
- S. Pellegrini, Wardlaw Place, email dated April 20, 2020

The following is a summary of the comments that have been provided in the written correspondence received to date:

- properties were purchased with the expectation the Subject Lands would be a future commercial development given the commercial zoning
- the proposed Development will result in too many residential units in the area and increase traffic congestion
- there will be loss of privacy for residents whose backyards abut the site
- the proposed 3-storey townhomes are considerably higher than the existing 2-storey homes surrounding the site
- building setbacks to abutting residential properties are not sufficient
- there will be a loss of sunlight and property value

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

Previous Reports/Authority

The following link provides information related to this report:

[Item 94, Report No. 34, Committee of the Whole Meeting: June 18, 2007 – Zoning By-Law Amendment File Z.06.045, Draft Plan of Subdivision 19T-06V07](#)

Analysis and Options

The proposed Development conforms to Vaughan Official Plan 2010

The subject lands are designated “Low-Rise Mixed-Use” with a maximum permitted building height of 4-storeys and a maximum density (Floor Space Index (‘FSI’)) of 1.5 times the area of the lot by Vaughan Official Plan 2010 (‘VOP 2010’). This designation permits residential townhouse dwellings. The proposed Development consisting of 3-storey townhouses having an FSI of 0.76 times the area of the lot conforms to VOP 2010.

A Zoning By-law Amendment application is required to permit the proposed Development

The Subject Lands are zoned “C3(H) Local Commercial Zone” with the Holding Symbol “(H)” and subject to site-specific Exception 9(1291) as shown on Attachment 1. The proposed townhouse dwellings are not permitted. The Owner is proposing to rezone the

Subject Lands to “RT1 Residential Townhouse Zone” to permit the Development, together with the following site-specific exceptions to Zoning By-law 1-88:

Table 1:

	Zoning By-Law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to RT1 Residential Townhouse Zone Requirements
a.	Definition of a “Lot”	Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the <i>Planning Act</i> , R.S.O. 1990, c. P. 13. would not be required for its conveyance	Means a parcel of land fronting on a public or private street
b.	Definition of a “Porch, unenclosed (covered or uncovered)”	Means a platform with or without a foundation and with at least two sides open and is uncovered or covered by either a roof, balcony, or enclosed space or room, with or without a foundation	Means a platform with or without a foundation and with at least one side open and is uncovered or covered by either a roof, balcony or enclosed space or room, with or without a foundation
c.	Definition of a “Street”	Means a street under the jurisdiction and assumed by the City or being constructed under an Agreement with the City	Means a street or private road under the jurisdiction assumed by the City, or being constructed as a private road, owned and maintained by a Condominium Corporation on behalf of the unit Owners under an Agreement with the City

	Zoning By-Law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to RT1 Residential Townhouse Zone Requirements
d.	Definition of a “Street Line”	Means the dividing line between a lot and a street or the dividing line between a lot and a reserve abutting a street	Means the dividing line between a lot and a street or private road or the dividing line between a lot and a reserve abutting a street or private road
e.	Definition of a “Dwelling, Street Townhouse”	Means a townhouse dwelling where each dwelling unit is situated on its own lot and abuts a public street	Means a townhouse dwelling where each dwelling unit is situated on its own and abuts a public or private street
f.	Minimum required soft landscaping in the Front and Exterior Yards	A minimum of 60% of the required Minimum Landscaped Front or Exterior Yard as defined in Section 4.1.4 f) shall be comprised of soft landscaping	A minimum of 37% of the required Minimum Landscaped Front or Exterior Yard as defined in Section 4.1.4 f) shall be comprised of soft landscaping
g.	Minimum Landscaped Strip Around a Parking Area	6 m	1 m
h.	Minimum Lot Frontage	6 m / unit	5.5 m / unit
i.	Minimum Lot Area	162 m ² / unit	140 m ² / unit
j.	Minimum Front Yard	4.5 m	3.8 m - Block 4

	Zoning By-Law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to RT1 Residential Townhouse Zone Requirements
k.	Minimum Exterior Side Yard	4.5 m	1.2 m - Blocks 4 and 5
l.	Maximum Building Height	11 m	12 m
m.	Minimum Lot Depth	27 m	26 m
n.	Maximum Driveway Width	Not identified for lots with a 5.5m frontage	3.2 m for lots with a 5.5 m frontage

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

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Consistency and conformity with Provincial Policies, York Region and City of Vaughan Official Plan Policies	<ul style="list-style-type: none"> The Application will be reviewed for consistency and conformity with the applicable policies of the Provincial Policy Statement 2020, A Place to Grow: The Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan'), the York Region Official Plan ('YROP') and Vaughan Official Plan 2010 ('VOP 2010') policies

	MATTERS TO BE REVIEWED	COMMENT(S)
b.	Appropriateness of the Rezoning and Site-specific Exceptions to Zoning By-law 1-88	<ul style="list-style-type: none"> The appropriateness of the rezoning and site-specific exceptions to Zoning By-law 1-88 to permit the Development will be reviewed in consideration of the existing and planned surrounding land uses, built form compatibility, and appropriate development standards
c.	Drawings, Studies and Reports	<ul style="list-style-type: none"> The following drawings, studies and reports were submitted in support of the Application and must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> Planning Justification Report Draft Zoning By-law Architectural Drawings Geotechnical Report Phase One Environmental Site Assessment Erosion Sediment Control Plan Urban Design Brief Signage Design and Lighting Plan Arborist Report Tree Preservation Plan Landscape Plan Parkland Dedication Summary Sustainability Summary Site Plan Accessibility Checklist Traffic Impact Study and Parking Impact Assessment Functional Servicing and Stormwater Management Report These studies/reports are available on the city's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) <p>Additional studies/reports may be required as part of the application review process</p>

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	Related Site Development File DA.20.009	<ul style="list-style-type: none"> • The Owner has submitted related Site Development File DA.20.009 to be reviewed concurrently with the Application in consideration of, but not be limited to, the following matters: <ul style="list-style-type: none"> - Appropriate built form, site design, building elevations and landscaping - Appropriate building setbacks to the surround land uses - Proper vehicle turning movements - Implementation of appropriate waste collection design standards - Appropriate site servicing, grading, and stormwater management - Provisions of sufficient snow storage areas - Access to public transportation and pedestrian connectivity with the surrounding area
e.	Approved Block Plan - Block 40 (South) Plan	<ul style="list-style-type: none"> • Vaughan Council on April 24, 2006, approved the Block 40 (South) Plan. The Subject Lands are designated "Local Commercial" as shown on Attachment 9. The Owner will be required to amend the Block 40 (South) Plan, should the Application be approved • The proposed amendment to the Block 40 (South) Plan conforms to VOP 2010 • The Owner will be required to fulfil all cost sharing and other obligations of the Block 40 South Developers' Group Agreement to the satisfaction of the Trustee for Block 40 (South) and the City of Vaughan.

	MATTERS TO BE REVIEWED	COMMENT(S)
f.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> The Application will be reviewed in consideration of the City of Vaughan City-Wide Urban Design Guidelines with attention to the orientation of the built form and private roads The Application will be reviewed in consideration of the Block 40 (South) Landscape Master Plan, Block 40 (South) Urban Design Guidelines and Block 40 (South) Architectural Design Guidelines
g.	Sustainable Development	<ul style="list-style-type: none"> Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bioswales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the Site Plan process, should the Application be approved
h.	Parkland Dedication	<ul style="list-style-type: none"> The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-lieu of Parkland Policy, should the Application be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Office of the Infrastructure Development Department, Real Estate Services
i.	Draft Plan of Condominium Application	<ul style="list-style-type: none"> A Draft Plan of Condominium Application will be required to establish the common elements of the proposed Development such as the private road, visitor parking and landscaping, should the Application be approved.

	MATTERS TO BE REVIEWED	COMMENT(S)
j.	Driveway Location and Potential Road Widening	<ul style="list-style-type: none"> The Application has been circulated for the review of the proposed driveway location and any potential road widening. The Owner must satisfy the requirements of York Region and the Development Transportation Engineering department.

Financial Impact

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

Broader Regional Impacts/Considerations

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

Conclusion

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

For more information, please contact Jennifer Kim, Planner - Development Planning Department, at Extension 8592.

Attachments

1. Context & Location Map
2. Proposed Zoning and Site Plan
3. Proposed Landscape Plan
4. Typical Building Elevation (Block 5)
5. Block 40 (South) Plan

Prepared by

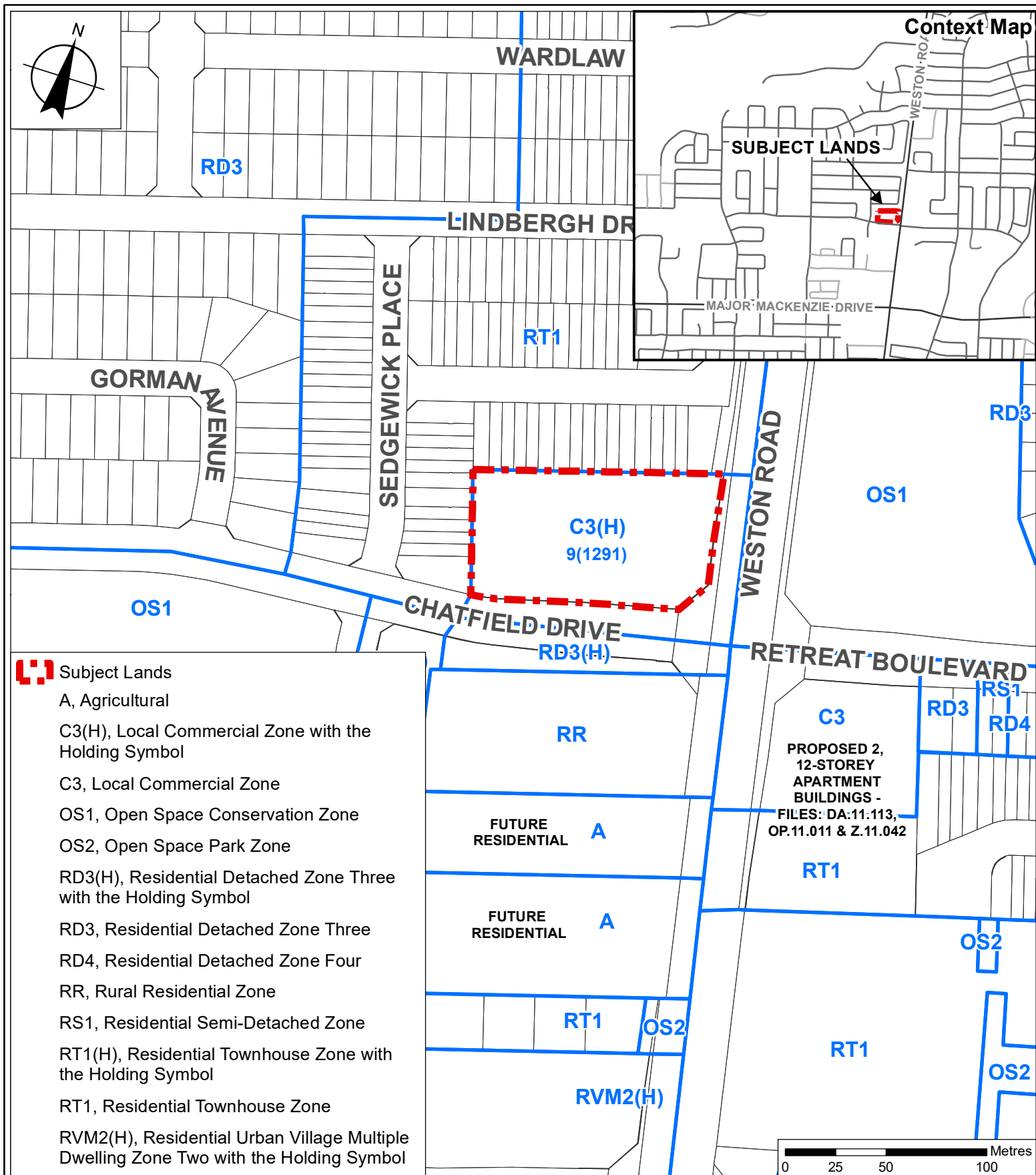
Jennifer Kim, Planner - ext. 8592

Clement Messere, Senior Planner - ext. 8409

Carmela Marrelli, Senior Manager of Development Planning - ext. 8791

Mauro Peverini, Director of Development Planning - ext. 8407

/FA



Context and Location Map

Location:
Block 188, 65M-4145

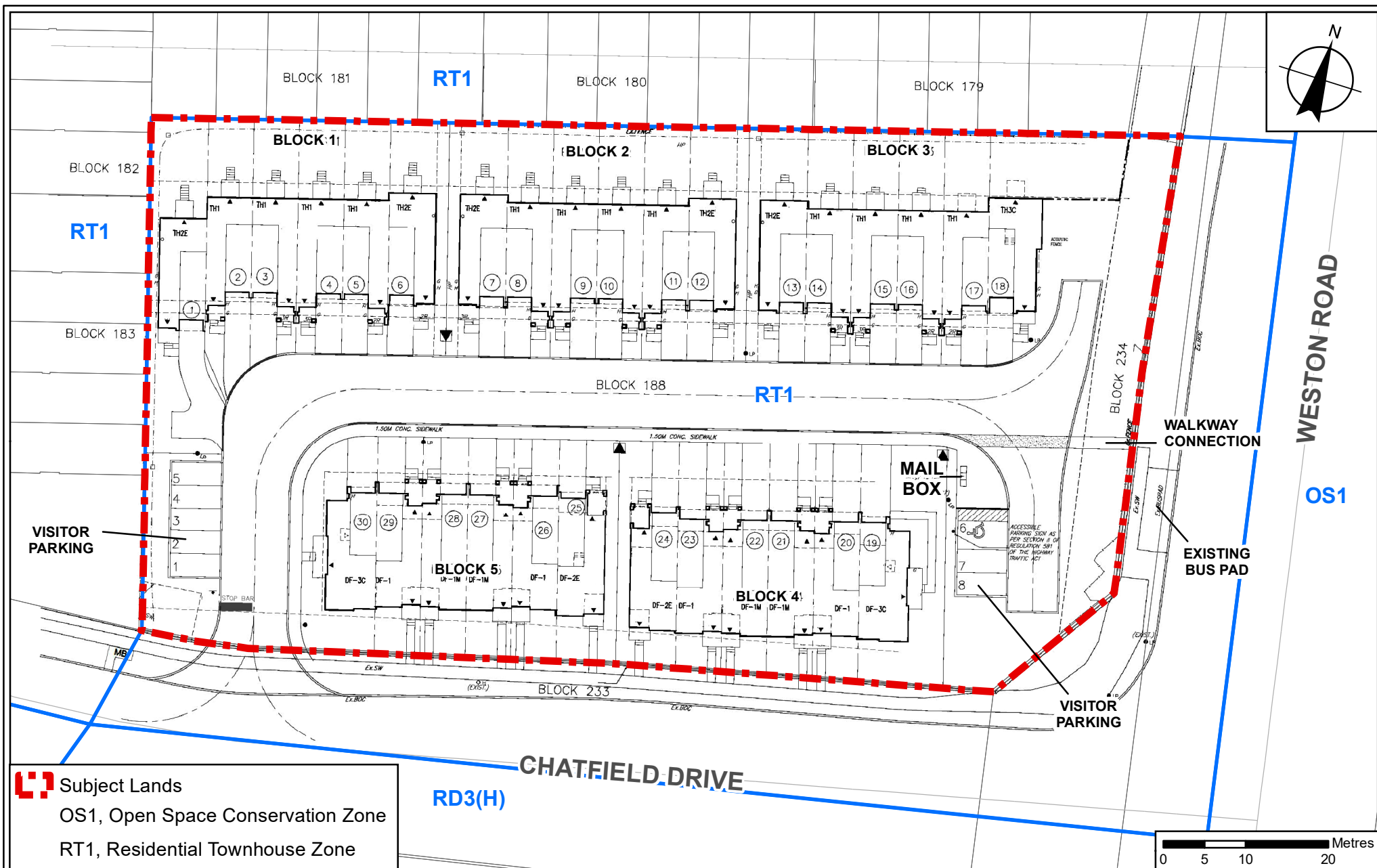
Applicant:
Belmont Properties (Weston) Inc.



Attachment

File:
Z.20.003
Related File:
DA.20.009
Date:
July 7, 2020

1



Proposed Zoning and Site Plan

Location:
 Block 188, 65M-4145

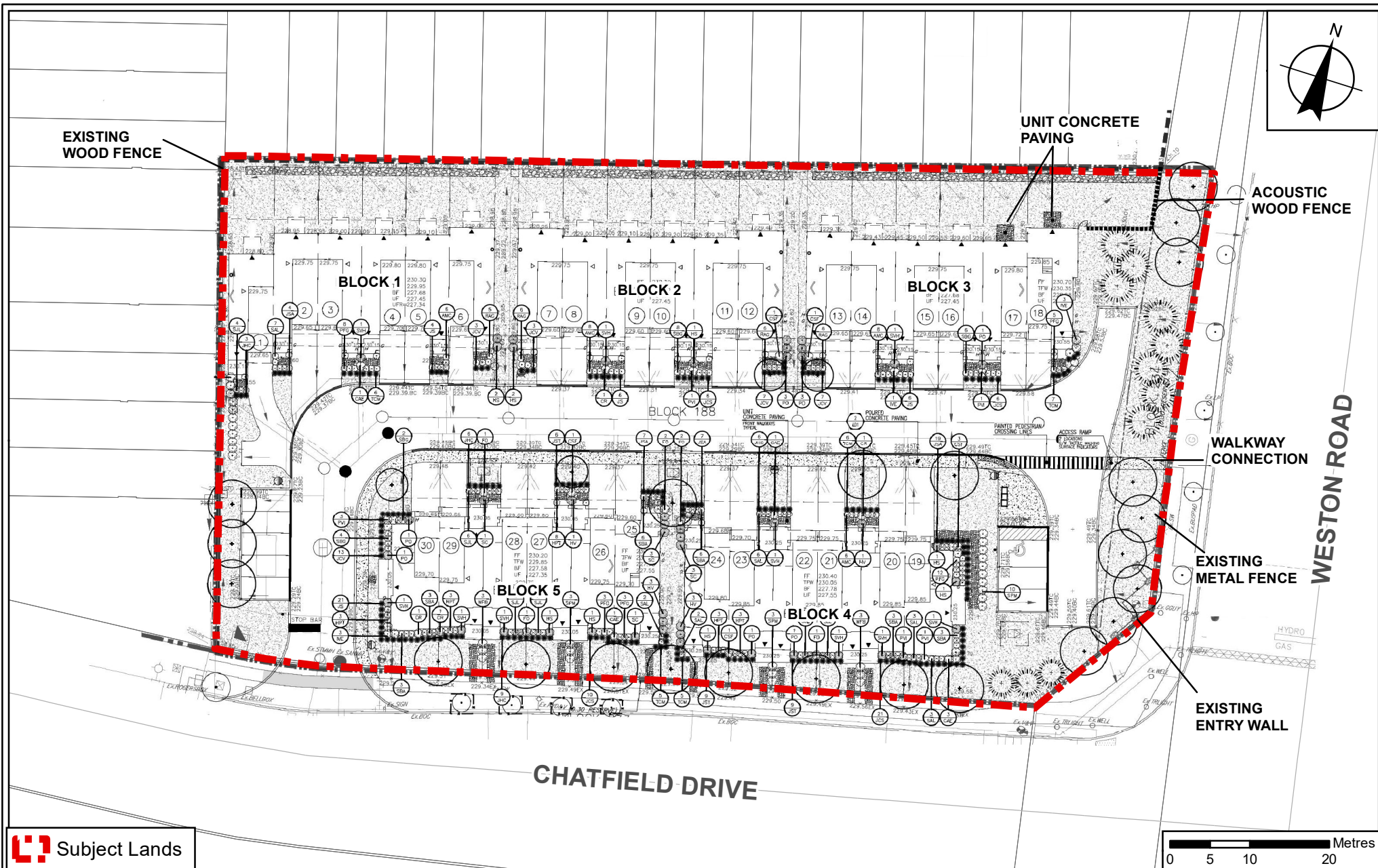
Applicant:
 Belmont Properties (Weston) Inc.



Attachment

File:
 Z.20.003
Related File:
 DA.20.009
Date:
 July 7, 2020

2



Proposed Landscape Plan

Location:
Block 188, 65M-4145

Applicant:
Belmont Properties (Weston) Inc.



Attachment

File:
Z.20.003
Related File:
DA.20.009
Date:
July 7, 2020

3



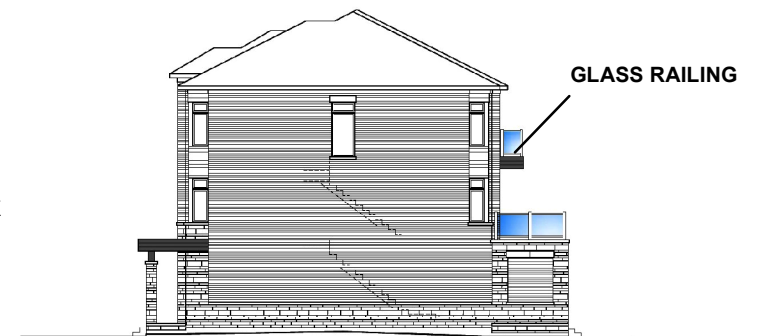
SOUTH ELEVATION (FRONT; FACING CHATFIELD ROAD)



WEST ELEVATION



NORTH ELEVATION (REAR; FACING INTERNAL ROAD)



EAST ELEVATION

Not to Scale

Typical Building Elevation (Block 5)

Location:
Block 188, 65M-4145

Applicant:
Belmont Properties (Weston) Inc.

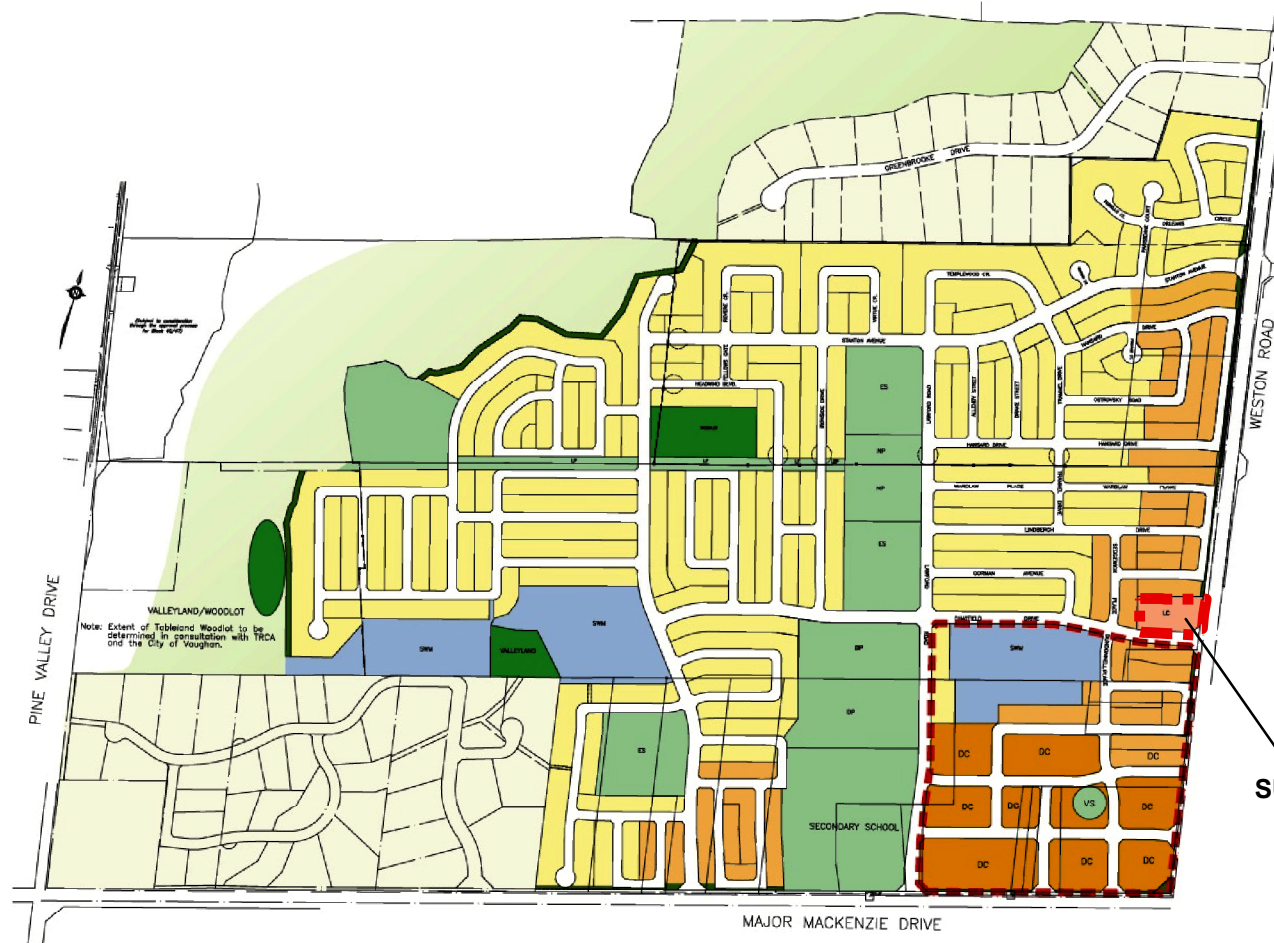
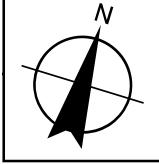


Attachment

File:
Z.20.003
Related File:
DA.20.009
Date:
July 7, 2020

4

BLOCK 40 (SOUTH) BLOCK PLAN



LEGEND

- EXISTING ESTATE RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
 - NC - NEIGHBOURHOOD COMMERCIAL
 - LC - LOCAL COMMERCIAL
- DISTRICT CENTRE
- PARK \ INSTITUTIONAL
 - ES - ELEMENTARY SCHOOL
 - SS - SECONDARY SCHOOL
 - DP - DISTRICT PARK
 - NP - NEIGHBOURHOOD PARK
 - LP - LINEAR PARK
 - VS - VILLAGE SQUARE
- STORM WATER MANAGEMENT
- WOODLOT \ VALLEYLAND
- BUFFERS

SUBJECT LANDS

 Subject Lands

0 120 240 480 Metres

Block 40 (South) Plan

Location:
Block 188, 65M-4145

Applicant:
Belmont Properties (Weston) Inc.



Attachment

File:
Z.20.003
Related File:
DA.20.009
Date:
July 7, 2020

5

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, July 07, 2020

WARD(S): 2

TITLE: 9630 ISLINGTON INC.

ZONING BY-LAW AMENDMENT FILE Z.20.001

9630 ISLINGTON AVENUE

VICINITY OF ISLINGTON AVENUE AND MAJOR MACKENZIE DRIVE

FROM:

Nick Spensieri, Acting Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.20.001 (9630 Islington Inc.) for the Subject Lands shown on Attachment 1. The Owner seeks approval to permit the development of a 5-storey residential apartment building with 89 units, a Floor Space Index of 1.75 times the area of the lot, and one level of underground parking, as shown on Attachments 2 to 5.

Report Highlights

- To receive input from the public and Committee of the Whole for a Zoning By-law Amendment application to permit a 5-storey residential apartment building containing 89 units and 104 parking spaces
- Amendments to Zoning By-law 1-88 are required to permit the proposed development
- A technical report will be prepared by the Development Planning Department to be considered at a future Committee of the Whole Meeting

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.20.001 (9630 Islington Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The subject lands (the 'Subject Lands') are municipally known as 9630 Islington Avenue and are located on the west side of Islington Avenue, north of Napa Valley Avenue. The Subject Lands are 0.69 hectares in size and occupied by a single detached dwelling. The surrounding land uses are shown on Attachment 1.

A Zoning By-law Amendment Application has been submitted to facilitate the proposed development

9630 Islington Inc. (the 'Owner') has submitted Zoning By-law Amendment File Z.20.001 (the 'Application') to amend City of Vaughan Zoning By-law 1-88, specifically the RM2 Residential Multiple Zone to permit the site-specific zoning exceptions identified in Table 1 of this report. The Application would facilitate a 5-storey residential apartment building containing 89 units, with a Floor Space Index ('FSI') of 1.75 times the area of the lot and 104 parking spaces (the 'Development'). A full movement access is proposed via a private condominium road that terminates in a round-about.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

- a) Date the Notice of Public Hearing was circulated: June 16, 2020.

The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Islington Avenue and Napa Valley Avenue on the property in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: An expanded notification area within 500 metres of the Subject Lands as shown Attachment 1, to the Carrying Place Ratepayers Association, the Greater Woodbridge Ratepayers Association, and those individuals that had requested notice.
- c) Comments Received:

The Development Planning Department received written comments from the following (as of June 16, 2020):

- Carrying Place Ratepayers Association, email dated February 10, 2020
- A. Volpentesta, America Avenue, email dated February 10, 2020

- Carrying Place Ratepayers Association, emailed dated February 12, 2020
- R. and S. Miceli, Water Garden Lane, email dated February 10, 2020
- J. Libonati, email dated April 11, 2020
- L. Iacobucci, Sarno Street, email dated April 14, 2020
- M. Dome, Silver Oaks Boulevard, email dated April 22, 2020
- M. Topalovksi, Via Carmine, emailed dated May 7, 2020
- J. Mora, no address provided, email dated May 11, 2020
- J. Mezzavilla, Silver Oaks Boulevard, email dated May 14, 2020
- M. Dome, Silver Oaks Boulevard, email dated May 15, 2020

The following is a summary of the comments provided in the written correspondence received to date. Resident comments have been organized by theme as follows:

Privacy, Shadow and View

- the building height will cause shadow, privacy impacts and obstruct the view of existing residents on adjacent properties
- a Sun and Shadow study should be required to analyze the impact of the development on adjacent properties
- the height of the fence should be increased along the property line abutting existing residential properties to minimize privacy impacts

Access, Traffic, Parking

- the proposed driveway access will be problematic with the presence of the shopping plaza at 9600 Islington Avenue.
- the traffic study submitted with the Application does not consider the traffic resulting from two future residential buildings for 9681 and 9691 Islington Avenue approved by the Local Planning Appeal Tribunal (Official Plan and Zoning By-law Amendment Files OP.16.010 and Z.16.039)
- the traffic study should be revised to consider: the approved residential buildings mentioned above, existing development within the area and the effects of increased traffic on the nearby intersections such as Napa Valley Avenue and Islington Avenue and Silver Oaks Boulevard and Napa Valley Avenue
- the Development would increase traffic and road congestion in the area, causing noise, air pollution and pedestrian safety concerns
- no new municipal road infrastructure is proposed internal to the site
- only right-in, right-out access should be provided to the Subject Lands
- there is not enough parking proposed on the Subject Lands to accommodate 89 new units

Density, Built Form and Building Design

- the Development includes too many one-bedroom apartment units
- the number of units should be decreased in half to between 20 to 40 units
- a lower density built form would be more suitable for the Subject Lands

- the height of the building should be decreased to 3-storeys
- the design of the building is unappealing – it looks like a grey office building with balconies. The design of the building should fit with the character of the existing homes in the area

Snow & Waste Removal

- a snow removal study should be conducted to demonstrate how snow will be removed without impacting the existing properties abutting the Subject Lands
- the proposed location of the waste bins will cause noise, smell and attract rodents, impacting the abutting properties
- appropriate garbage and snow removal times should be enforced for the Development so existing residents are not disturbed
- the garbage facility should be located in the building to decrease the effects on existing residents

Construction

- existing homes in the area should be evaluated before and after construction starts and property owners reimbursed if there is any structural damage to their homes due to vibration during construction
- construction times should be enforced and occur only between 9:00 am to 3:00 pm and no construction should occur on weekends
- construction of the building will result in unacceptable noise and dust pollution

Other

- the Development does not consider the impact it will have on existing development in the area
- the Development will put pressure on existing schools in the area
- the Owner should be required to conduct a psychological study to examine the impact of the Development on existing residents
- a Fire Report should be prepared to demonstrate safety in the case of an emergency, since no secondary vehicular emergency exit is proposed
- a Police Report should be prepared to demonstrate crime prevention analysis
- a proper Noise study should be conducted
- the Owner should be required to submit a Lighting Plan for residents to understand how the proposed lighting may affect neighboring properties and assist in crime prevention
- the Development will provide an expanded choice of residential unit types, allowing persons to downsize within the existing community
- the Development will decrease property values, cause existing residents to move out of the area, and impact wildlife in the area

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

be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

Not applicable.

Analysis and Options

The proposed Development conforms to Vaughan Official Plan 2010

The Subject Lands are designated “Low-Rise Mixed-Use” with a maximum permitted building height of 5-storeys and density (Floor Space Index (‘FSI’)) of 1.75 by Vaughan Official Plan 2010 (‘VOP 2010’). The Subject Lands are located within a “Community Area” and are not located within an “Intensification Area” as identified on Schedule 1 - Urban Structure. The “Low-Rise Mixed-Use” designation permits residential units within low-rise buildings, in accordance with the policies of VOP 2010. The proposed 5-storey residential building with an FSI of 1.75 conforms to VOP 2010.

Amendments to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned “RM2 Residential Multiple Zone”, as shown on Attachment 1, and subject to site-specific Exception 9(988) by Zoning By-law 1-88. The “RM2 Residential Multiple Zone” permits apartment dwellings, multiple family dwellings, and block townhouse dwellings. The Owner is proposing to maintain the existing “RM2 Residential Multiple Zone, while amending the development standards in site-specific Exception 9(988), as follows:

Table 1:

	Zoning By-law 1-88 Standards	RM2 Residential Multiple Zone, Exception 9(988) Requirements	Proposed Exceptions to RM2 Residential Multiple Zone, Exception 9(988)
a.	Maximum Number of Residential Units	28	89
b.	Maximum Building Height	12 m	18.5 m (to the highest part of the parapet)
c.	Minimum Lot Area	230 m ² per unit	44 m ² per unit
d.	Minimum Front Yard Setback	4.5 m	3.2 m (to Islington Avenue)
e.	Minimum Exterior Side Yard Setback	4.5 m	2.2 m (to Napa Valley Avenue)

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	Zoning By-law 1-88 Standards	RM2 Residential Multiple Zone, Exception 9(988) Requirements	Proposed Exceptions to RM2 Residential Multiple Zone, Exception 9(988)
f.	Minimum Setback to Underground Garage (Front Yard)	1.8 m	0 m at the daylight triangle
g.	Minimum Amenity Area per Unit	1 Bedroom - 62 units x 20 m ² = 1240m ² 2 Bedroom - 27 units x 55 m ² = 1485m ² Total Required = 2,725 m ²	1 Bedroom - 62 units x 27 m ² = 1674 m ² 2 Bedroom - 27 units x 27 m ² = 729 m ² Total Proposed = 2,403 m ²
h.	Minimum Number of Parking Spaces	89 units @ 1.5 spaces/unit = 134 spaces + 89 units @ 0.25 spaces /unit for visitor parking = 23 spaces Total Parking Required = 157 spaces	62 (1 Bedroom) units @ 0.9 spaces/unit = 56 spaces + 27 (2 Bedroom) units @ 1.1 spaces/unit = 30 spaces + 89 @ 0.2 spaces/unit for visitor parking = 18 spaces Total Parking Proposed = 104 spaces
i	Access Driveway Width	5.4 m - 7.5 m	8.5 m
j.	Yard Encroachments (balcony)	A Balcony can extend into a required interior side yard to 0.3 metres, and may extend into a required front, exterior side or rear yard to a maximum of 1.8 m	A Balcony shall be allowed to encroach into the front lot line and exterior lot line setbacks to a maximum of 1.9 m

Additional amendments to Zoning By-law 1-88 may be identified through a detailed review of the Application and will be considered as part of a technical report to a future Committee of the Whole meeting.

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

	MATTERS TO BE REVIEWED	COMMENTS
a.	Consistency and Conformity with Provincial Policies, York Region and City of Vaughan Official Plan Policies	<ul style="list-style-type: none"> The Application will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan'), the policies of the York Region Official Plan ('YROP') and Vaughan Official Plan 2010 ('VOP 2010')
b.	Appropriateness of the Proposed Site-Specific Exceptions to Zoning By-law 1-88	<ul style="list-style-type: none"> The appropriateness of the proposed amendments to the Zoning By-law will be reviewed in consideration of the existing and planned surrounding land uses, with consideration given to land use and built form compatibility, and appropriate development standards, including but not limited to: <ul style="list-style-type: none"> - the scale, massing, built form and compatibility of the proposed building in relation to the surrounding lands - the lot coverage, setbacks, landscaping, parking and outdoor loading areas - the urban design policies of the Official Plan, City-wide urban design guidelines and the Architectural and Urban Design Guidelines for Block 53 - the development must include 5 barrier free parking spaces, whereas 4 are proposed - a zoning restriction to prohibit any residential units / uses above the 5th floor
c.	Studies & Reports	<ul style="list-style-type: none"> The Owner has submitted the following studies and reports in support of the Application which must be approved to the satisfaction of the City and/or respective public approval authority:

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> - Planning Justification Report - Draft Zoning By-law Amendment - Urban Design and Sustainability Brief - Pedestrian and Bicycle Circulation Plan - Stormwater Management Report - Functional Servicing Report - Hydrogeological Report - Geotechnical Report - Sustainability Metrics & Summary Letter - Transportation Study - Site Specific Water Balance - Noise and Vibration Report - Community Services and Facilities Study <ul style="list-style-type: none"> • These reports are available on the city's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) • Additional studies/reports may be required as part of the development application review process
d.	Site Development Application	<ul style="list-style-type: none"> • The Owner has submitted related Site Development File DA.20.002, for the proposed Development to be reviewed concurrently with the Application in consideration of, but not be limited to, the following matters: <ul style="list-style-type: none"> - appropriate built form, site design, building elevations and landscaping - appropriate urban and architectural design taking into consideration the City-wide urban design guidelines and Architectural and Urban Design Guidelines for Block 53 - appropriate building setbacks to the surrounding land uses, Napa Valley Avenue and Islington Avenue - road widening of Islington Avenue - access location and design - proper vehicular turning movements - the provision of sufficient snow storage areas

	MATTERS TO BE REVIEWED	COMMENTS
		<ul style="list-style-type: none"> - appropriate waste collection design standards and loading areas - site servicing and grading, stormwater management and retention measures to ensure any runoff/drainage is properly maintained on site - tree protection and preservation
e.	Sustainable Development	<ul style="list-style-type: none"> • Should the Application be approved, opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the “heat island” effect, green roofs, etc., will be reviewed and implemented through the site plan approval process • In accordance with the City of Vaughan Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Overall Application Score
f.	Block 53 Developers’ Group Agreement	<ul style="list-style-type: none"> • The Owner will be required to satisfy all obligations, financial or otherwise, of the Block 53 Developers’ Group Agreement to the satisfaction of the Block 53 Trustee and the City of Vaughan
g.	Draft Plan of Condominium Application	<ul style="list-style-type: none"> • Should the Zoning By-law Amendment and related Site Development Applications be approved, the Owner shall submit a Draft Plan of Condominium Application to establish the ownership tenure for the Development and must receive approval from Vaughan Council

	MATTERS TO BE REVIEWED	COMMENTS
h.	Allocation and Servicing	<ul style="list-style-type: none"> Should the Application be approved, the availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council. If servicing allocation is unavailable, the Subject Lands may be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council Should the Application be approved, the Owner may be required to enter into a development agreement with the City of Vaughan Development Engineering department for the installation of any proposed service connections and agree to pay for design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development Should the Application be approved, the Owner may be required to enter into agreements with the City of Vaughan Development Engineering department with regards to discharge groundwater, excavation, shoring, encroachment and payment of associated fees, if required
i.	Parkland Dedication	<ul style="list-style-type: none"> Should the Application be approved, the Owner will be required to pay to the City of Vaughan, cash in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan’s Cash-in-lieu of parkland policy. The dedication will be determined by the Office of Infrastructure Development Department, Real Estate Services.

Financial Impact

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

Broader Regional Impacts/Considerations

The York Region Community Planning and Development Services Department has provided the following preliminary comments:

- No portion of the building shall encroach within the Regional road right-of-way ('ROW') or the 0.3 m reserve
- All exterior walls of the building shall be setback a minimum of 2 m from the ultimate Regional road ROW to avoid steps, retaining walls or doorways that encroach into the Regional ROW
- The Owner must submit shoring anchor plans, construction fencing plans and/or tie back system plans, certified by a qualified professional engineer
- The approved construction fencing or tie back system located within the Regional ROW, will require an encroachment agreement
- Direct pedestrian/cycling facilities and connections from the Development to boundary roadways shall be provided
- The Owner shall agree to implement all recommendations of the Transportation Study including TDM measures
- The Tree Inventory, Preservation & Removal Plan and landscape must be revised to meet Regional requirements

Should the Application be approved, York Region has requested the Owner provide documentation to confirm water and wastewater services are available to the Development and servicing has been allocated by the City of Vaughan.

The above noted and any additional issues identified through the processing of the application will be addressed when the technical report is considered.

Conclusion

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

For more information, please contact: Rebecca Roach, Planner, Development Planning Department, ext. 8626

Attachments

1. Context and Location Map
2. Site Plan
3. Landscape Plan
4. South and East Building Elevations
5. North and West Building Elevations

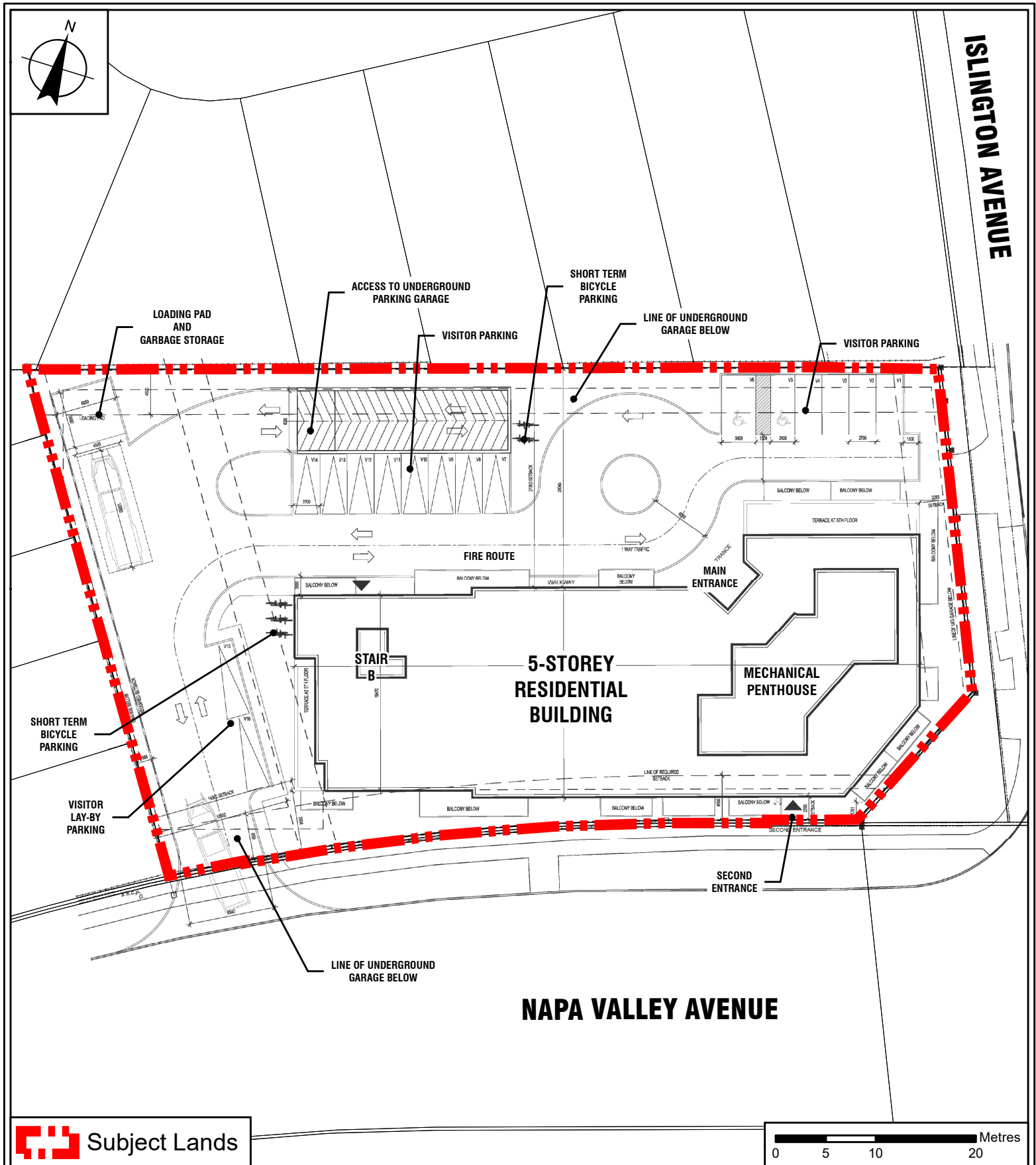
Prepared by

Rebecca Roach, Planner, Development Planning, extension 8626

Clement Messere, Senior Planner, Development Planning, extension 8409

Carmela Marrelli, Senior Manager, Development Planning, extension 8791

Mauro Peverini, Director, Development Planning, extension 8407



Site Plan

LOCATION:
Part of Lot 18, Concession 8

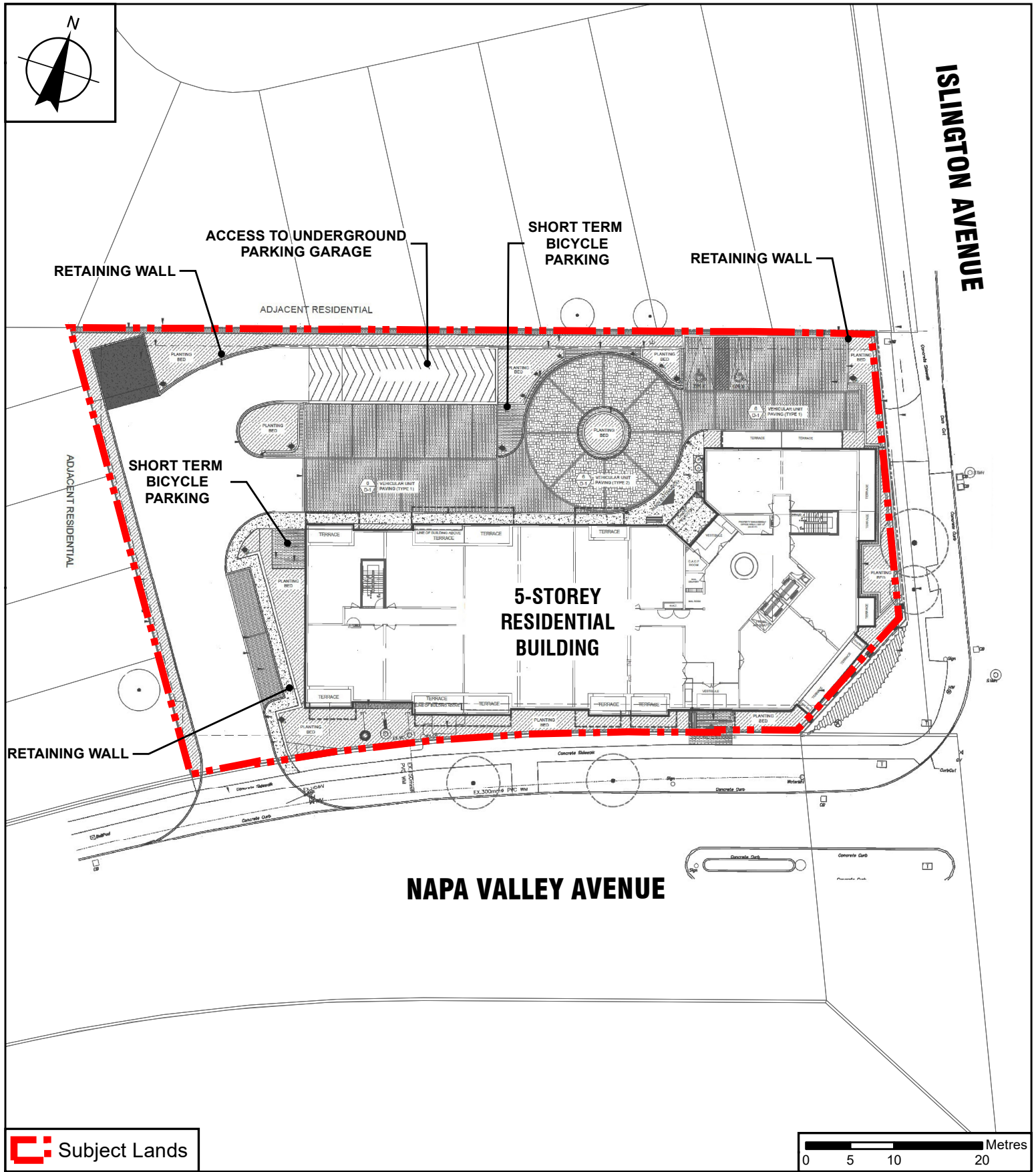
APPLICANT:
9630 Islington Inc.



Attachment

FILE:
Z.20.001
RELATED FILE:
DA.20.002
DATE:
July 7, 2020

2



Landscape Plan

LOCATION:
Part of Lot 18, Concession 8

APPLICANT:
9630 Islington Inc.



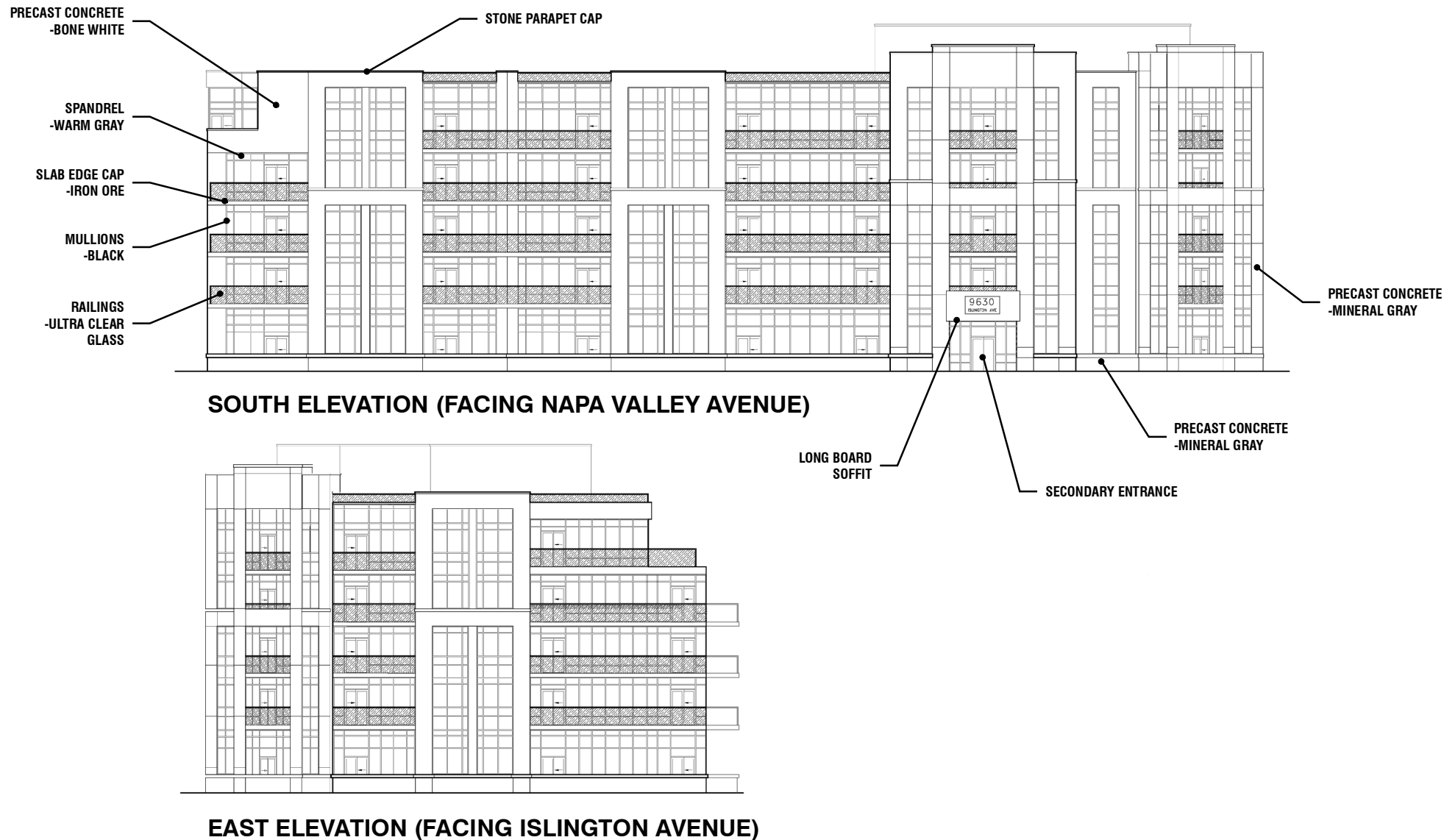
Attachment

FILE:
Z.20.001

RELATED FILE:
DA.20.002

DATE:
July 7, 2020

3



Not to Scale

South and East Building Elevations

LOCATION:
Part of Lot 18, Concession 8

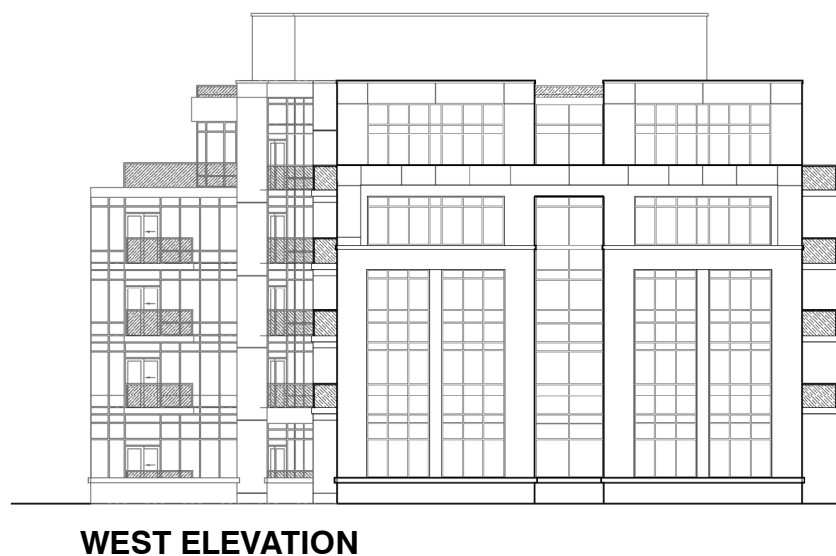
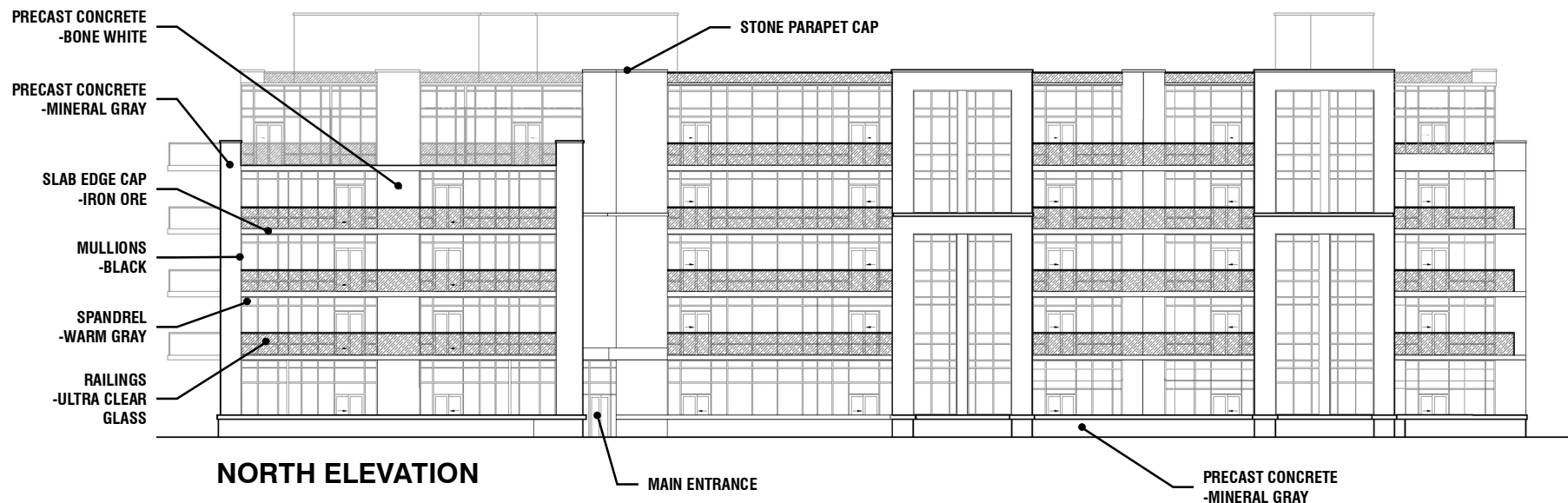
APPLICANT:
9630 Islington Inc.



Attachment

FILE:
Z.20.001
RELATED FILE:
DA.20.002
DATE:
July 7, 2020

4



Not to Scale

North and West Building Elevations

LOCATION:
Part of Lot 18, Concession 8

APPLICANT:
9630 Islington Inc.



Attachment

FILE:
Z.20.001
RELATED FILE:
DA.20.002
DATE:
July 7, 2020

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