

Committee of the Whole (Public Meeting) Report

DATE: Monday, May 30, 2022

WARD(S): 2

TITLE: 8274-8286 ISLINGTON AVENUE INC.
OFFICIAL PLAN AMENDMENT FILE OP.22.003
ZONING BY-LAW AMENDMENT FILE Z.22.005
8270, 8274 AND 8286 ISLINGTON AVENUE
VICINITY OF ISLINGTON AVENUE AND HARTMAN AVENUE

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on applications to redesignate and rezone the subject lands to permit a 7-storey residential apartment building containing 168 units with a Floor Space Index ('FSI') of 2.27 times the area of the lot, served by 203 parking spaces within two levels of underground parking, as shown on Attachments 2 to 4.

Report Highlights

- To receive comments from the public and the Committee of the Whole on proposed amendments to the Official Plan and Zoning By-law to facilitate the development of a 7-storey residential apartment building containing 168 units
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.22.003 and Z.22.005 (8274-8286 Islington Avenue Inc.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive technical report to a future Committee of the Whole meeting.

Background

Location: 8270, 8274 and 8286 Islington Avenue (the 'Subject Lands'). The Subject Lands are currently developed with a place of worship, and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: *August 25, 2021*

Date applications were deemed complete: *April 20, 2022*

Official Plan and Zoning By-law Amendment Applications have been submitted to permit the proposed development

The Owner has submitted the following applications (the 'Applications') for the Subject Lands to permit a 7-storey residential apartment building containing 168 units with a Floor Space Index ('FSI') of 2.27 times the area of the lot, served by 203 parking spaces within two levels of underground parking (the 'Development') as shown on Attachments 2 to 4:

1. Official Plan Amendment File OP.22.003 to amend the policies of Vaughan Official Plan 2010 ('VOP 2010') specifically Volume 2, Section 11.11 – Woodbridge Centre Secondary Plan ('WCSP') to:
 - a) Redesignate the Subject Lands from "Low-Rise Residential (2)" (permits building heights ranging from 2 to 3.5 storeys and an FSI of 0.5 times the area of the lot) to "Low-Rise Residential (3)";
 - b) Increase the maximum permitted building height and FSI under the "Low-Rise Residential (3)" designation from 5 to 7-storeys and from 0.5 to 2.27 times the area of the lot respectively; and
 - c) Permit a setback of 7 m to the port cochere from the Islington Avenue right-of-way ('ROW'), whereas a minimum setback of 7.5 m is required by Policy 4.2.4 (1) of the WCSP.
2. Zoning By-law Amendment File Z.22.005 to amend Zoning By-law 1-88 and Zoning By-law 001-2021, as follows:
 - a) Rezone the Subject Lands from "R2 Residential Zone" ('R2 Zone') to "RA3(H) Apartment Residential Zone" with the Holding Symbol "(H)" ('RA3(H) Zone') and "OS2 Open Space Park Zone" under Zoning By-law 1-88 in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report; and
 - b) Rezone the Subject Lands from "R2A(EN) Second Density Residential Zone (Established Neighbourhood)" ('R2A(EN)') subject to site-specific Exception 14.852 and "I1 General Institutional Zone" ('I1 Zone') to "RM2(H) Multiple Residential Zone" with the Holding Symbol "(H)" and "OS2 Private Open Space Zone" under Zoning By-law 001-2021 in the

manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 2 of this report.

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

- a) Date the Notice of Public Meeting was circulated: May 6, 2022

The Notice of Public Meeting was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed along Islington Avenue in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and to the Vaughanwood, Greater Woodbridge and Village of Woodbridge Ratepayers; Associations, and to anyone on file with the Office of the City Clerk having requested notice.
- c) The following is a summary of written comments received as of May 24, 2022. The comments are organized by theme as follows:

Traffic

- the Development will increase traffic congestion in the area

Building Height and Massing

- the proposed height of 7-storeys contravenes the 3-storey permissions and is too tall for the Subject Lands
- the proposed building setbacks are too close to the interior side yard of the adjacent 5-storey residential apartment building to the north

Location of Garbage Loading Area

- the proposed garbage loading area is too close to the adjacent 5-storey residential apartment building to the north and will cause a nuisance to the existing residents

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 and be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

No previous reports

Analysis and Options

Amendments to VOP 2010 are required to permit the Development

Official Plan Designation:

- “Community Area” on Schedule 1 – Urban Structure by VOP 2010
- Within the “Built-Up Valleylands” as identified on Schedule 2 – Natural Heritage Network of VOP 2010 and contain a Significant Woodlot Core Feature towards the sloped portion at the rear yard
- “Low-Rise Residential (2)” on Schedule 5 – Distinct Character Areas by the WCSP
- This designation permits townhouses, stacked townhouses, low-rise buildings, and public/institutional buildings at a maximum building height of 3.5-storeys and FSI of 0.5 times the area of the lot
- An amendment to VOP 2010, specifically the WCSP, is required to:
 - redesignate the Subject Lands to “Low-Rise Residential (3)”
 - increase the maximum permitted building height and FSI under the “Low-Rise Residential (3)” designation from 5 to 7-storeys and FSI from 0.5 to 2.27 times the area of the lot respectively
 - permit a setback of 7 m to the port cochere from the Islington Avenue right-of-way (‘ROW’), whereas a minimum setback of 7.5 m is required by Policy 4.2.4 (1) of the WCSP

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

Zoning (By-law 1-88):

- R2 Zone by Zoning By-law 1-88
- This Zone does not permit an apartment building
- The Owner proposes to rezone the Subject Lands to RA3(H) Zone and OS2 Zone as shown on Attachment 2, together with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standard	RA3 Residential Zone Requirement	Proposed Exceptions to the RA3 Residential Zone Requirement
a.	Minimum Lot Area Per Unit	67 m ²	39 m ²
b.	Minimum Interior Side Yard Setback	12.45 m	North = 7.55 m South = 7.45 m
c.	Minimum Front Yard Setback to Underground Parking Garage	1.8 m	0.66 m

	Zoning By-law 1-88 Standard	RA3 Residential Zone Requirement	Proposed Exceptions to the RA3 Residential Zone Requirement
d.	Maximum Yard Encroachments	Interior Side Yard (balconies) = 0.3 m	Interior Side Yard (balconies) = 2.44 m
e.	Minimum Amenity Area	88 One Bedroom Unit x 20 m ² /unit = 1,760 m ² 64 Two Bedroom Unit x 55 m ² /unit = 3,520 m ² 16 Three Bedroom Unit x 90 m ² /unit = 1,440 m ² Total = 6,720 m ²	A combined rate for all unit types of 5,993.1 m ²
f.	Minimum Parking Requirements	Residential 1.5 spaces/unit x 168 units = 252 spaces Visitor 0.25 spaces/unit x 168 units = 42 spaces Total Parking Required = 294 spaces	Residential 1 spaces/unit x 168 units = 168 spaces Visitor 0.20 spaces/unit x 168 units = 34 spaces (36 spaces are proposed) Total Parking Proposed = 204 spaces
g.	Minimum Width of a Joint Access Driveway	7.5 m	South Access = 6 m
h.	Minimum Landscape Strip Abutting a Street Line (Islington Avenue)	6 m	1.7 m
i.	Definition of Long Term Bicycle Parking Space	Must be located within a locked room inside the building	To be located at grade on the exterior of the building

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

Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law ('Zoning By-law 001-2021'). A notice of its passing was circulated on October 25, 2021 in accordance with the *Planning Act*. The last date for filing an appeal to the Ontario Land Tribunal ('OLT') in respect of Zoning By-law 001-2021 was November 15, 2021. Zoning By-law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended. Until such time as Zoning By-law 001-2021 is in force, the Owner will be required to demonstrate compliance with both Zoning By-law 001-2021 and Zoning By-law 1-88, as amended.

Amendments to Zoning By-law 001-2021 are required to permit the Development Zoning (By-law 001-2021)

- R2A(EN) Zone and I1 Zone by Zoning By-law 001-2021
- These Zones do not permit an apartment building
- The Owner proposes to rezone the Subject Lands to RM2(H) and OS2 Open Space Park Zone as shown on Attachment 2, together with the following site-specific zoning exceptions:

Table 2:

	Zoning By-law 001-2021 Standard	RM2 Residential Zone Requirement	Proposed Exceptions to the RM2 Residential Zone Requirement
a.	Minimum Lot Area Per Unit	80 m ²	39 m ²
b.	Minimum Interior Side Yard	7.5 m	South = 7.45 m
c.	45 Degree Angular Plane	The building must comply with a 45-degree angular plane from the rear property line	To permit the building to not comply with the 45-degree angular plane
d.	Minimum Front Yard Setback	To Underground Parking Garage = 1.8 m To Hard Landscaping = 0.6 m To Short Term Bicycle Parking Spaces = 0.6 m	To Underground Parking Garage = 0.66 m To Hard Landscaping = 0 m To Short Term Bicycle Parking Spaces = 0 m

	Zoning By-law 001-2021 Standard	RM2 Residential Zone Requirement	Proposed Exceptions to the RM2 Residential Zone Requirement
e.	Maximum Yard Encroachments	Interior Side Yard = 1.5 m	Interior Side yard (Hard Landscaping) = 0 m Interior Side Yard (Building) = 2.44 m
f.	Maximum Rooftop Amenity Area	11 m ²	108 m ²
g.	Minimum Parking Requirements	Residential 1 spaces/unit x 168 units = 168 spaces Visitor 0.20 spaces/unit x 168 units = 34 spaces Total Parking Required = 202 spaces	Residential 1 spaces/unit x 168 units = 168 spaces Visitor 0.20 spaces/unit x 168 units = 34 spaces (36 spaces are proposed) Total Parking Proposed = 204 spaces
h.	Maximum Height of a Mechanical Penthouse	5 m	5.4 m
i.	Definition of Long Term Bicycle Parking Space	Must be located within a locked room inside the building	To be located at grade on the exterior of the building
j.	Minimum Landscape Strip Abutting an R2A Zone	3 m	0 m (south property line)
k.	Minimum Landscape Strip Abutting a Street Line (Islington Avenue)	3 m	1.7 m

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

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<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, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2010 ('YROP') and VOP 2010
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law	<ul style="list-style-type: none"> ▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed land use designation, building height and density, and policies of the WCSP. Should the Applications be approved, the appropriate designation to be applied should be "Mid-Rise Residential" and specific design criteria should be developed as the Islington Avenue Corridor does not contain the "Mid-Rise Residential" designation ▪ The appropriateness of the rezoning and site-specific zoning exceptions identified in Tables 1 and 2 will be reviewed in consideration of the existing and planned surrounding land uses, built form compatibility with the surrounding area, and appropriate development standards ▪ The proposed parking supply will be reviewed by the Transportation Division of the Development Engineering Department. ▪ The proposed exception for the building not to comply with the 45 degree angular plan will be reviewed by Urban Design and Cultural Heritage Division of the Development Planning Department
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process

	MATTERS TO BE REVIEWED	COMMENT(S)
d.	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 lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council
e.	Urban Design Guidelines	<ul style="list-style-type: none"> The Development will be reviewed in consideration of the Islington Avenue Land Use Study, Urban Design Guidelines
f.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Applications must be reviewed by York Region and the Toronto and Region Conservation Authority, utilities, and the Public, Separate, and French School Boards
g.	Parkland Dedication	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s Parkland Dedication Policy
h.	Section 37 of the <i>Planning Act</i> , VOP 2010 and City Guidelines (Bonusing for Increases in Height or Density)	<ul style="list-style-type: none"> The Applications will be subject to and reviewed in consideration of the City’s bonusing for increases in building height and/or density (Section 37 of the <i>Planning Act</i>) policies of VOP 2010, and the City’s Guidelines for the Implementation of Section 37 of the <i>Planning Act</i>, whereby Council may authorize an increase in building height and/or density in return for community benefits As of the date of this report the in-effect Section 37 policies are subject to amendment via the <i>COVID-19 Economic Recovery Act</i>, 2020; however, those amendments are not yet in effect. These amendments to the <i>Planning Act</i> made through the <i>COVID-19 Economic Recovery Act</i>, 2020 propose to replace the current Section 37 policy regime with a new authority known as a Community Benefit Charge (‘CBC’), which charge shall not exceed an amount equal to the prescribed percentage of the value of the land Should the two-year transition period regarding the CBC regime pass (from the date of proclamation which as of August 7, 2020 has not yet occurred) or should the City pass a CBC By-law under the amendments to the <i>Planning Act</i> (which have not yet been proclaimed to come into effect) prior to the approval of any Zoning By-law Amendment for the Subject Lands, the CBC By-law would be the applicable

	MATTERS TO BE REVIEWED	COMMENT(S)
		mechanism used to collect community benefits (and not the City's existing Section 37 policies and guidelines)
i.	Affordable Housing	The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City's affordable housing goals
j.	Required Applications	<ul style="list-style-type: none"> ▪ The Owner is required to submit Site Development and Draft Plan of Condominium Applications should the Official Plan and Zoning By-law Amendments be approved
k.	Toronto and Region Conservation Authority ('TRCA')	<ul style="list-style-type: none"> ▪ The TRCA must review and provide comments on the Applications as the Subject Lands are located within the TRCA's Regulated Area ▪ The establishment of development limits and appropriateness of the proposed grade change towards the rear (west) of the Subject Lands shall be reviewed by the TRCA ▪ The Subject Lands are within the Built-Up Valleylands and contain a Significant Woodlot Core Feature towards the sloped portion at the rear yard, as identified on Schedule 2 – Natural Heritage Network of VOP 2010

Financial Impact

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

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered. The Owner has requested exemption of Regional Approval for Official Plan Amendment File OP.22.003. At the time of the preparation of this report, exemption from York Region approval was not confirmed.

Conclusion

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

For more information, please contact Chris Cosentino, Senior Planner, Development Planning Department, ext. 8215.

Attachments

1. Context and Location Map
2. Proposed Zoning and Site Plan
3. Landscape Plan
4. Building Elevations

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