Committee of the Whole (2) Report

DATE: Tuesday, June 21, 2022 **WARD:** 2

TITLE: PRISTINE HOMES (PINE GROVE) INC.
OFFICIAL PLAN AMENDMENT FILE OP.20.004
ZONING BY-LAW AMENDMENT FILE Z.20.011
8337, 8341, 8345, 8349, 8353 AND 8359 ISLINGTON AVENUE
VICINITY OF ISLINGTON AVENUE AND PINE GROVE ROAD

FROM:
Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

The Owner seeks approval from the Committee of the Whole for applications to amend Vaughan Official Plan 2010 and Zoning By-law 1-88 for the subject lands shown on Attachment 1, to permit the development of a 6-storey residential apartment building with 125 units and a Floor Space Index of 2.42 times the area of the lot, as shown on Attachments 3 to 6.

Report Highlights

- The Owner seeks approval to amend Vaughan Official Plan 2010 and Zoning By-law 1-88 to permit a 6-storey residential apartment building.
- Official Plan and Zoning By-law Amendment Applications are required to permit the development.
- The Development Planning Department supports the approval of the applications as they are consistent with the Provincial Policy Statement, 2020, conform to the Growth Plan for the Grater Golden Horseshoe, 2019, as amended, and the York Region Official Plan 2010, and are compatible with the existing and planned land uses in the surrounding area.

Recommendations

1. THAT Official Plan Amendment File OP.20.004 (Pristine Homes (Pine Grove) Inc.) BE APPROVED, to amend the City of Vaughan Official Plan 2010, specifically the Woodbridge Centre Secondary Plan, to redesignate the subject lands from Low-Rise Residential (2) to Low-Rise Residential (3), as shown on Attachment 2, to permit a maximum permitted building height of 6-storeys and Floor Space Index of 2.42 times the area of the lot, and to permit a building setback of 3 m from Islington Avenue;

2. THAT Zoning By-law Amendment File Z.20.011 (Pristine Homes (Pine Grove) Inc.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the subject lands from the "R2 Residential Zone" to the "RA3(H) Apartment Residential Zone" with the Holding Symbol "(H)", as shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report;

3. THAT the Holding Symbol "(H)" shown on Attachment 3 shall not be removed from the Subject Lands, or any portion thereof, until the following conditions are satisfied:

    a) Water and sanitary servicing capacity shall be identified and allocated by Vaughan Council for the Development;

    b) The Owner shall obtain an access easement with the abutting lands to the south to utilize the existing access onto Islington Avenue for the Development;

    c) The Owner shall address all comments to the satisfaction of the Toronto and Region Conservation Authority (the "TRCA");

    d) The Owner shall submit and obtain approval of a Site Development Application to facilitate the Development, which shall also address all outstanding comments provided through Official Plan Amendment File OP.20.004 and Zoning By-law Amendment File Z.20.011; and

    e) The Owner shall address all Noise Feasibility Study comments to the Satisfaction of the Development Engineering Department.

4. THAT the implementing Zoning By-law Amendment include the provision for a monetary contribution of $144,000 pursuant to Section 37 of the *Planning Act* towards the following potential community benefits, to be finalized and implemented through a Section 37 Density Bonusing Agreement executed between the Owner and the City of Vaughan in return for the increase in the maximum permitted height and Floor Space Index, to the satisfaction of the City:

a) Public improvements within 1 km of the subject lands (e.g. Public Parks, Community Facilities);

b) Woodbridge Library improvements; and

c) Contributions towards Hospice Vaughan.

5. THAT prior to the enactment of the implementing Zoning By-law, the Owner shall enter into and execute a Section 37 Bonusing Agreement with the City to secure the contribution and pay to the City the Section 37 Agreement surcharge fee in accordance with the in-effect Tariff of Fees for Planning Applications; and

6. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City of Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands came into effect, to permit minor adjustments to the implementing Zoning By-law.

Background

The subject lands (the 'Subject Lands') are comprised of 6 properties municipally known as 8337, 8341, 8345, 8349, 8353 and 8359 Islington Avenue. The Subject Lands are 0.4 ha in area and are currently developed with 6 single detached dwellings, one on each property. The Subject Lands and surrounding land uses are shown on Attachment 1. The Subject Lands are fully within the regulated area of the Toronto and Region Conservation Authority ('TRCA') due to their proximity to the Humber River.

Official Plan and Zoning By-law Amendment Applications have been submitted to permit a 6-storey residential apartment building

Pristine Homes (Pine Grove) Inc. (the 'Owner') has submitted the following applications (the 'Applications') to permit a 6-storey residential apartment building with 125 dwelling units having a Floor Space Index ('FSI') of 2.42 times the area of the lot, and 157 underground and 5 at-grade parking spaces (the 'Development'), as shown on Attachments 3 to 6:

1. Official Plan Amendment File OP.20.004 to amend 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)" to "Low-Rise Residential (3)", as shown on Attachment 2;

b) Increase the maximum permitted building height under the "Low-Rise Residential (3)" designation from 5 to 6-storeys and the maximum permitted FSI from 1 to 2.42 times the area of the lot; and

c) Permit a setback of 3 m to the front wall of the building 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.20.011 to rezone the Subject Lands from "R2 Residential Zone" ('R2 Zone') to "RA3 Apartment Residential Zone" ('RA3 Zone') as shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.

The Development has been revised from the proposal presented at the Public Meeting

At the time of the September 22, 2020 Public Meeting, the Development consisted of a 7-storey residential apartment building with 122 units, an FSI of 2.63 times the area of the lot and ground floor patios setback 1.8 m from the Islington Avenue right-of-way. A link to the associated Public Meeting report and attachments illustrating the previous plans can be found in the Previous Reports/Authority section of this report.

Through discussions with the Development Planning Department respecting the proposed built form, the Owner revised the Development by reducing the height to 6-storeys with a stepped down design towards the existing low-rise townhouse development to the south, reducing the FSI to 2.42 times the area of the lot, and reducing the patio projections to match the front wall of the building at a setback of 3 m from the Islington Avenue right-of-way, which is in line with the townhouse development to the south.

Despite reducing the proposed building height and density, the total number of units increased to 125 as some of the previously proposed 2-bedroom units were revised to 1-bedroom units. The northern all moves access from Pine Grove Road was also revised to a right-in only access, as shown on Attachment 3, to limit traffic conflicts with the intersection of Islington Avenue and Pine Grove Road, in accordance with comments received by York Region, who have jurisdiction over Islington Avenue, and the Development Engineering Department.

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

On August 28, 2020, the City circulated a Notice of Public Meeting (the 'Notice') to all

property owners within 250 m of the Subject Lands and to the Greater Woodbridge and Village of Woodbridge Ratepayer's Association. A copy of the Notice was also posted on the City's website at www.vaughan.ca and notice signs were installed on the Subject Lands along Islington Avenue and Pine Grove Road in accordance with the City's Notice Signs Procedures and Protocols.

Vaughan Council on September 29, 2020, ratified the recommendation of the Committee of the Whole to receive the Public Meeting report of September 22, 2020, to forward a comprehensive technical report to a future Committee of the Whole meeting, and to establish a working group consisting of the Local and Regional Councilors, residents, the Owner and staff to address outstanding issues and concerns. The working group discussion occurred on November 24, 2020. The following deputations and written submission were received by the Development Planning Department and at the Public Meeting:

Deputations:

- R. Humphries, Humphries Planning Group, Pippin Road, representing the Owner
- A. Guglielmi, Riverside Drive
- J. Spano, Riverside Drive
- F. Poretta, Birch Hill Road

Written Submissions:

- L. Colosimo, Pine Grove Road, email dated May 7, 2020
- C. Pinto and T. Venuto, Pine Grove Road, email dated May 20, 2020
- G. Furlanetto, Pine Grove Road, email dated May 20, 2020
- G. Spadafora, Pine Grove Road, email dated May 21, 2020
- L. Chiaromonte, Pine Grove Road, email dated May 21, 2020
- A. Sanita, Pine Grove Road, email dated May 29, 2020
- P. and S. Tsui, Islington Avenue, email dated June 15, 2020 and letter dated September 21, 2020
- F. Saber, Gamble Street, letter dated September 14, 2020
- S. D'Addese, Riverside Drive, letter dated September 21, 2020
- R. Niati and S. Mirbagheri, Riverside Drive, letter dated September 21, 2020

The following is a summary of the comments provided in the deputations and written submissions to the Public Hearing of September 22, 2020, and written submissions received by the Development Planning Department:

Privacy, Shadow and View

- the building height will cause shadow and privacy impacts and obstruct the view of existing residents on adjacent properties

Access, Traffic and Parking

- the Development will increase traffic congestion in the area and impact vehicle and pedestrian safety
- the only entrance/exist for Pine Grove Road is onto Islington Avenue and this intersection currently experiences high congestion
- the proposed driveway connecting the Subject lands with the adjacent lands to the south will be used as a short-cut to/from Islington Avenue and Pine Grove Road
- visitor parking for the existing townhouse development to the south may be used by visitors of the Development
- concerns about liability and maintenance costs over the proposed shared driveway with the lands to the south

Density, Built Form and Building Design

- the Development will be the tallest building in the area and is not compatible with the surrounding context
- the historical context of the area will be negatively impacted
- the Subject Lands are too narrow to support the Development
- the proposed building height should be reduced to be more consistent with existing development in the area

Location of Waste Area and Underground Parking

- the proposed location of the waste storage area and underground parking ramp are too close to adjacent existing residential uses and will cause a nuisance to existing residents

Environmental Impacts

- the Development will cause negative environmental impacts to the Humber River watershed

The Development Planning Department on June 14, 2022 emailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of the application.

Previous Reports/Authority

Previous reports relating to the Subject Lands and these Applications are available at the following link:

Pristine Homes (Pine Grove) Inc. Public Meeting Report:
September 22, 2020 Committee of the Whole (Public Meeting) Report, Item 5, Report No. 42, ratified by Council September 29, 2020

Analysis and Options

The Applications are consistent with the Provincial Policy Statement, 2020

Section 3 of the *Planning Act* requires that all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2020 (the 'PPS'). The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides direction to support strong communities, a strong economy, and a clean and healthy environment.

The Applications are consistent with the PPS, specifically Sections 1.1.3.1 to 1.1.3.4, 1.2.1 a), 1.4.3 c) to f) and 1.6.6.2 regarding: focusing development to Settlement Areas; efficient lands use patterns; transit supportive development; promoting intensification, redevelopment and compact form; coordination of infrastructure; providing an appropriate range and mix of housing options and densities where appropriate levels of infrastructure and public service facilities are available; and promoting the efficient use of both municipal and private sewage and water services.

The Subject Lands are located within a Settlement Area as defined by the PPS and are serviced by York Region Transit ('YRT') Route 13 bus stops located approximately 50 m from the Subject Lands at the intersection of Islington Avenue and Pine Grove Road/Gamble Street. The Development is consistent with the policies of the PPS as it makes efficient use of the Subject Lands by minimizing land consumption, utilizing existing services and providing a range and mix of housing options to the area.

The Applications conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 ('Growth Plan'), as amended, guides decision making on a wide range of issues, including economic development, land-use planning, urban form, and housing. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Development conforms to the policy framework of the Growth Plan as the built form would efficiently intensify the Subject Lands. The Applications will facilitate housing at a

density supportive of the Growth Plan objectives, specifically Sections 1.2.1, 2.2.1(2)(a) and 2.2.2(2) regarding the achievement of complete communities, supporting a range and mix of housing options, directing the majority of growth to settlement areas and meeting minimum intensification targets.

The Subject Lands are located within a Settlement Area and a Delineated Built-up area as defined by the Growth Plan, where intensification and the establishment of complete communities are encouraged.

The Applications conform to the York Region Official Plan 2010

The York Region Official Plan 2010 ('YROP') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" on Map 1 - Regional Structure by the YROP which permits a range of residential, industrial, commercial, and institutional uses. Section 5.0 of the YROP states that "intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region". Section 5.3 of the YROP encourages intensification within built-up areas that maximizes efficiencies in infrastructure delivery and supports active and public transportation use.

The Subject Lands abut Islington Avenue, under the jurisdiction of York Region with a planned 30 metre right-of-way and are serviced by the YRT. The Development would offer additional housing types in the form of one and two-bedroom residential apartments within the Urban Area that is transit supportive.

York Region on October 23, 2020, exempted Official Plan Amendment File OP.20.004 from approval by the Regional Planning Committee of the Whole and Council, and considers the Applications a matter of local significance.

Amendments are required to VOP 2010 to permit the Development, which are supported by the Development Planning Department

The Subject Lands are located within a "Community Area" by Schedule 1 - Urban Structure of VOP 2010 and are designated "Low-Rise Residential (2)" by VOP 2010, specifically Volume 2, Section 11.11 - "Woodbridge Centre Secondary Plan" ('WCSP') and are located within the Islington Avenue Corridor ('IAC'), as shown on Schedule 5 – "Distinct Character Areas" of the WCSP. This designation permits residential units in townhouse, stacked townhouse and low-rise buildings, with a maximum building height of 3.5-storeys and an FSI of 0.5 times the area of the lot. The Subject Lands are also identified as within the "Built-Up Valley Lands" by Schedule 2 – Natural Heritage Network.

The IAC is intended to retain its low-density character while providing a mix of built forms, densities and uses that enhance the streetscape and pedestrian realm by permitting a range of Low-Rise Residential and Commercial Mixed-Use designations and generous front yard setbacks. Greater height and density permissions are concentrated in the Woodbridge Commercial Core Distinct Character Area of the WCSP where intensification that supports the existing and proposed commercial uses are focused.

An amendment to VOP 2010 is required to redesignate the Subject Lands from Low-Rise Residential (2) to Low-Rise Residential (3), which permits a maximum building height of 5-storeys and an FSI of 1 times the area of the lot, and to permit a minimum building setback of 3 m from the Islington Avenue right-of-way. A further amendment is required to the Low-Rise Residential (3) designation to increase the maximum permitted height from 5 to 6-storeys and FSI from 1 to 2.42 times the area of the lot to facilitate the Development. The Development Planning Department can support the proposed amendment for the following reasons:

- Through discussions with the Development Planning Department, the Development was revised to better integrate with the IAC. The Development will support a height and density consistent with other approved developments along the IAC and facilitate an appropriate built form that utilizes the irregular shape of the Subject Lands while providing a transition to adjacent developments through a stepped building design

- The proposed land use designation of Low-Rise Residential (3) is contemplated within the IAC and its envisioned urban structure to support the distinct low-density character of the area by proposing only a partial sixth storey increase above the 5-storey maximum height permissions of the Low-Rise Residential (3) designation and stepping down to 5 and 4-storeys towards the existing townhouse development to the south

- The proposed front yard setback of 3 m is required to provide room for the building footprint while maintaining enough space for the rear access lane and underground parking ramp. The Development will remain in line with the adjacent townhouse development to the south and provide front facing ground floor units with walkways from Islington Avenue to the proposed patios to contribute to the pedestrian focused streetscape character, consistent with the townhouses which provide a row of front facing units with walkways to their front doors from Islington Avenue

- The Development Engineering Department has reviewed the submitted Transportation Impact Study ('TIS'), prepared by JD Northcote Engineering Inc. dated April 6, 2020 and revised April 29, 2022, and agree that the Development is supported by the existing road and transit networks, subject to the Owner obtaining a shared access easement through the lands adjacent to the south onto Islington Avenue

In addition, consistent with Section 37 of the *Planning Act* and the policies of VOP 2010, Section 10.1.2.9, the Owner will be required to enter into a Section 37 Bonusing Agreement for the increase to the maximum height and FSI, as discussed later in this report, should the Applications be approved.

The Owner is required to enter into a Section 37 Bonusing Agreement for the proposed increase in height and FSI in exchange for community benefits

Vaughan Council has the authority under Section 37(1) of the *Planning Act*, in a By-law enacted under Section 34 of the *Planning Act*, to authorize an increase to the building height and/or FSI of the Development above what is otherwise permitted in return for the provision of community benefits.

To determine the uplift value and the Section 37 contribution, the Owner retained D. Bottero & Associates Limited who provided an appraisal report for the uplift value of the Subject Lands resulting from the proposed increase in height and density (FSI). The Owner on May 9, 2022 submitted an appraisal to the City for review and approval. The appraisal report identified the uplift value of the Subject Lands as of the effective date of March 29, 2022 to be $720,000. The Real Estate Department reviewed and accepted the appraisal report.

Based on the policies of VOP 2010 and the City's Guidelines for the Implementation of Section 37 Benefits, the Owner and the City have agreed to a monetary contribution of $144,000. This contribution will be included in the implementing Zoning By-law and secured through a Section 37 Density Bonusing Agreement executed between the Owner and the City prior to the enactment of the Zoning By-law, to the satisfaction of the City. The contribution will be directed towards one or a combination of the following potential benefits, to be finalized prior to the execution of the Density Bonusing Agreement:

- Public improvements within 1 km of the subject lands (e.g. Public Parks, Community Facilities)

- Woodbridge Library improvements

- Contributions towards Hospice Vaughan

The Owner will be required to pay the Section 37 Bonusing Agreement Surcharge Fee in accordance with the "Tariff of Fees By-law for Planning Applications", in effect at the time of the execution of the Agreement to prepare the Section 37 Agreement, should the Applications be approved. Conditions to this effect are included in the Recommendations of this report.

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

The Subject Lands are zoned R2 Zone, as shown on Attachment 1, which permits single-detached dwellings. The Owner is proposing to rezone the Subject Lands to the RA3(H) Zone, which permits the Development, together with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standards	**RA3 Zone Requirements**	**Proposed Exceptions to the RA3 Zone Requirements**
a.	Minimum Building Setbacks	Front Yard (Pine Grove Road) - 7.5 m Exterior Side Yard (Islington Avenue) - 7.5 m Rear (south) – 7.5 m Site Triangle (Islington Avenue/Pine Grove Road) – 7.5 m	Front Yard (Pine Grove Road) – 1.5 m Exterior Side Yard (Islington Avenue) - 3 m Rear (south) – 1.15 m (to patio wall) Site Triangle (Islington Avenue/Pine Grove Road) – 0.17 m (to patio wall)
b.	Minimum Setback to the Underground Parking Garage	Front (Pine Grove Road) - 1.8 m	Front (Pine Grove Road) – 0.8 m

	Zoning By-law 1-88 Standards	RA3 Zone Requirements	Proposed Exceptions to the RA3 Zone Requirements
c.	Minimum Amenity Area	79, 1-bedroom units @ 20 m^2/unit = 1,580 m^2 46, 2-bedroom units @ 55 m^2/unit = 2,530 m^2 Total required = 4,110 m^2	1,600 m^2 (125 units @ 12.8 m^2/unit) (combined for all unit types)
d.	Minimum Lot Area	8,375 m^2 (125 units @ 67 m^2/unit)	3,875 m^2 (125 units @ 31 m^2/unit)
e.	Minimum Parking Requirements	125 units @ 1.5 spaces/unit = 188 spaces 125 units @ 0.25 visitor spaces/unit = 32 spaces Total required = 220 spaces	125 units @ 1.0 spaces/unit = 125 spaces (131 spaces are proposed) 125 units @ 0.24 visitor spaces/unit = 31 spaces Total proposed = 162 spaces
f.	Required Driveway Width at Property Line	7.5 m	6.8 m
g.	Minimum Landscape Strip Width Abutting a Street Line	6 m	1.5 m – Pine Grove Road 2.7 m – Islington Avenue 0.17 m – Site Triangle

Minor modifications may be made to the zoning exceptions identified in Table 1 prior to the enactment of an implementing Zoning By-law, as required through the final review of the Applications.

The Development Planning Department can support rezoning the Subject Lands to the RA3 Zone and the site-specific zoning exceptions in Table 1 to implement the Development for the following reasons:

- The RA3 Zone permits residential apartment building types which are permitted by the Low-Rise Residential (3) designation and contemplated by the WCSP

- The proposed yard setbacks efficiently utilize the Subject Lands which have limited lot depth, while maintaining appropriate building setbacks from adjacent properties. The rear (south) yard setback abuts the visitor parking area of the adjacent townhouse development which will minimize the visual impact to the townhouse units

- The proposed parking rate of 1 residential space per unit and 0.24 visitor spaces per unit have been reviewed by the Development Engineering Department and are considered appropriate for the Development. The submitted TIS also included a parking review, which notes that the proposed parking supply is acceptable for the Development and complies with the parking rates under Zoning By-law 001-2021, which is currently under appeal to the Ontario Land Tribunal ('OLT') and do not apply to the Subject Lands; however, it establishes appropriate parking standards for new developments throughout the City. The Development Engineering Department has reviewed the TIS and proposed parking standards and agree that they are acceptable for the Development

- The proposed amenity areas consist of an exercise room on the ground floor, a party room and outdoor amenity area on the sixth floor, and balconies for each residential unit totaling 1,600 m^2 (12.8 m^2/unit) and is considered appropriate to serve the Development. The proposed amenity area also exceeds the requirements of Zoning By-law 001-2021, which is 8 m^2 per unit for the first 8 units and 5 m^2 per each additional unit

The Holding Symbol ('H') shall be applied to obtain servicing allocation, an access easement over the lands to the south, TRCA approval, and approval of a related Site Development Application and all outstanding comments

The Owner is required to obtain water and sanitary servicing allocation through Council upon review of a subsequent Site Development Application to facilitate the Development, which is also required to be reviewed and approved by the Development Planning Department.

The Owner shall also obtain an access easement over the private common element road of the abutting lands to the south in favour of the Subject Lands in order to create a shared access onto Islington Avenue, which will serve as the primary access for the Development. The easement shall be established through a Consent Application, to be submitted by the Owner and approved by the Committee of Adjustment, and the decision shall be final and binding.

The TRCA has provided comments on the Applications pertaining to stormwater management on the Subject Lands, among other technical requirements, which shall all be addressed through the future Site Development Application to the satisfaction of the TRCA.

The above noted matters must be satisfied and cleared by the appropriate authorities prior to lifting the Holding Symbol ('H') from the Subject Lands. A condition to this effect is included in the Recommendations section of this report.

The Planning Act permits Vaughan Council to pass a resolution to permit the Owner to apply for a Minor Variance application, if required, within 2 years of a Zoning By-law coming into full force and effect

Section 45 (1.3) of the *Planning Act* restricts a landowner from applying for a Minor Variance Application to the Committee of Adjustment within two years of the day on which a Zoning By-law was amended. The *Planning Act* also permits Council to pass a resolution to allow an Owner to apply for a Minor Variance application(s) within 2 years of the passing of the zoning by-law amendment.

Should Council approve Zoning By-law Amendment File Z.20.011, the Development Planning Department has included a Recommendation to permit the Owner to apply for Minor Variance application(s), if required, in advance of the two-year moratorium in order to address minor zoning deficiencies that may arise through the finalization and construction of the Development.

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. A notice of the passing of Zoning By-law 001-2021 was circulated on October 25, 2021 in accordance with the *Planning Act*. The last date for filing an appeal to the 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 conformity with both Zoning By-law

001-2021 and Zoning By-law 1-88, as amended, unless a transition provision under Zoning By-law 001-2021 applies.

Should the Applications be approved, the Owner will be required to submit and receive approval for Site Development and Draft Plan of Condominium Applications

Should the Applications be approved, the Owner will be required to submit a Site Development Application to finalize the technical review of the Development, and a Draft Plan of Condominium Application to establish its condominium tenure.

The Development Planning Department has no objection to the Applications

Site Plan

The Development shown on Attachments 3 to 6, consists of a 6-storey residential apartment building with 125 dwelling units, and 157 underground and 5 at-grade parking spaces. Sidewalks are available on both sides of all boundary roads, which connects the Subject Lands to the surrounding active transportation network.

Parking

The Development includes 131 residential and 31 visitor parking spaces, inclusive of 7 accessible parking spaces, and 64 long term bicycle parking spaces contained in 2 levels of underground parking. Three (3) of the residential parking spaces are identified as undersized as they do not meet the minimum length of 6 m; however, they are surplus to the minimum required residential parking supply of 125 spaces and shall be labeled accordingly. Thirteen (13) short term bicycle parking spaces will be provided at grade. The proposed parking supply satisfies the minimum requirements of Zoning By-law 001-2021 and is supported by the Development Engineering Department.

Access

The Development proposes a right-in only access from Pine Grove Road and utilization of the existing full movements access from Islington Avenue through an access easement over the private common element road of the abutting lands to the south (8313 and 8335 Islington Avenue), as shown on Attachment 3.

Council approved Site Development Application DA.12.037 (Statesview Homes (S Collection) Inc.) on March 3, 2015 for the lands to the south to facilitate the currently existing development of 12 freehold townhouse units within 3 blocks on a private common element road. Through the associated Site Plan Agreement for file DA.12.037, a clause was included which requires Statesview Homes (S Collection) Inc. and the future Condominium Corporation to grant an access easement over the condominium road in favour of the landowners to the north and south when they develop, which

includes the Subject Lands (north). The Owner is required to obtain an access easement over the private common element road of the abutting lands to the south in favour of the Subject Lands in order to create a shared access onto Islington Avenue, which will serve as the primary access for the Development.

Amenity Areas

The Development will include amenity areas consisting of an exercise room on the ground floor, a party room and outdoor amenity area on the sixth floor, and balconies for each residential unit totaling 1,606 m^2.

Waste Storage and Pick-Up

Waste storage will be located internal to level 1 of the parking garage in a designated room, which will be brought out and temporarily stored in a fully enclosed garbage enclosure at grade on collection days, as shown on Attachments 3 and 4.

Snow Storage

Snow storage is located on various landscaped areas north of the rear access lane, as shown on Attachment 3.

Conceptual Landscape Plan

The proposed conceptual landscape plan is shown on Attachment 4. The Development Planning Department has reviewed the landscape plan and are generally satisfied, subject to the required landscape details being provided and additional review through the future Site Development Application. A 1.8 m high privacy fence and landscaped areas are proposed abutting adjacent residential uses. Upgraded landscape treatment is required abutting existing residential uses, including high quality landscape treatment is required around the proposed garbage enclosure and underground parking ramp. The Owner is also required to enter into a Tree Protection Agreement with the City.

Conceptual Building Elevations

The proposed building elevations are shown on Attachments 5 and 6. The Owner shall include bird friendly window treatments in the final building elevations through the future Site Development Application. Additional elevation details shall be provided and reviewed through the future Site Development Application.

The Development Engineering ('DE') Department has no objection to the Applications

The DE Department has provided a comment memo dated December 22, 2020 to be addressed by the Owner to the satisfaction of the DE Department through the future

Site Development Application. The DE Department provides the following comments on the Applications:

Water and Sanitary Servicing

The Subject Lands are located within Pressure District 4 ('PD4') and are proposed to be serviced via a 200 mm connection to the existing 300 mm municipal watermain on Pine Grove Road. The water connection to the proposed development shall conform to City standards.

The Subject Lands are bound by an existing Regional sanitary sewer along the east side of Islington Avenue. The Owner proposes to connect the Subject Lands to the Regional sanitary sewer through a 250 mm diameter service connection and a new manhole to be installed on the existing sewer on Islington Avenue. The sanitary sewer within the Islington Avenue right-of-way between the Regional manhole and the maintenance manhole along the property line will be owned by the City. The maintenance manhole and sanitary sewer to be provided within the Subject Lands shall be the responsibility of the future condominium corporation.

The DE Department is generally satisfied that the Subject Lands can be accommodated for water and sanitary service subject to the resolution of comments issued by the City and York Region, and obtaining York Region's approval of the sanitary connection, through the future Site Development Application.

Storm Servicing

The Subject Lands are located within the Humber River watershed and discharge stormwater flow westerly towards Islington Avenue and easterly towards the Humber River under pre-development conditions. The Owner is proposing to control most of the stormwater runoff within the Subject Lands using a privately-owned stormwater storage tank in the parking garage for stormwater detention, with an orifice at the outlet of the stormwater tank to restrict discharge to the Islington Avenue storm sewer. Small portions of the Subject Lands are proposed to discharge unmitigated to both Islington Avenue and Humber River at lower flow rate than currently experienced within pre-development conditions.

The DE Department has noted comments and concerns pertaining to the Owner's proposed stormwater servicing strategy for the Subject Lands, which the Owner has provided responses to support the proposed stormwater management strategy; however, additional technical comments may be provided through the future Site Development Application.

Grading, Erosion and Sediment Control

A detailed evaluation of the grading design and erosion and sediment control measures will be conducted when the detailed drawings are submitted as part of the future Site Development Application. The detailed drawings shall reference the geotechnical and hydrogeological studies and their recommendations. The DE Department has provided advisory comments for the Owner's reference.

Servicing Allocation

The Owner shall be required to obtain allocation for servicing capacity through the subsequent Site Development Application. A Holding Symbol ('H') condition to this effect shall be applied to the implementing zoning by-law for the Subject Lands, as identified in the Recommendation section of this report.

Environmental

The Owner submitted Phase One and Two Environmental Site Assessments ('ESA'), prepared by Soil Engineers Ltd. dated May 18, 2018 and December 6, 2019 and a Reliance Letter dated July 24, 2020, in support of the Applications. The findings of both ESAs did not identify any impacts in soil or groundwater and no further ESA investigations are required. The DE Department is satisfied with the submitted ESA documents.

TIS

Based on the review of the submitted TIS, traffic impacts associated with the Development are expected to be minimal and acceptable provided the shared access easement over the lands to the south is obtained, which would act as the primary full-movements access for the Development. The northern access has been restricted to a right-in movement only to limit turning and vehicle que conflicts with the Islington Avenue and Pine Grove Road intersection. To further mitigate the impacts of the Development, bicycle parking spaces, a series of internal sidewalks and a Transportation Demand Management plan will be implemented through the Site Development Application.

Noise Feasibility Study

The Owner submitted a Noise Feasibility Study ('NFS'), prepared by HGC Engineering dated July 23, 2020, in support of the Applications. The NFS concludes that the Subject Lands will require measures to mitigate noise within the appropriate City and Provincial environmental noise criteria, such as through implementation of central air conditioning, use of sound rated windows and building materials and including warning clauses in the future Site Plan and Condominium Agreements, and all Offers of Purchase and Sale or Lease. The DE Department acknowledges the noise impacts to the Subject Lands from

the surrounding area and supports the conclusions of the NFS. The Owner will be required to carry out the measures in accordance with the NFS recommendations within a future agreement with the City.

However, the DE Department requests that the scope of the NFS be broadened to include impacts the Development will have on the existing residential communities surrounding the Subject Lands. The existing dwellings on the Subject Lands are proposed to be removed to accommodate the Development and the neighbouring residential dwellings may adversely be impacted by increased noise levels not initially considered when the existing communities were developed.

The revised NFS should further study this and provide a section within the report detailing if any adverse impacts, both during construction and post-development, will be present from the Development onto the surrounding residential uses. Additionally, the NFS shall also determine if any mitigation measures are warranted to maintain existing noise levels currently experienced by the surrounding residential communities. The DE Department requires the above-mentioned high-level comments be addressed within a subsequent submission to support an approval of the noise analysis. A Holding Symbol ('H') condition to this effect shall be applied to the implementing zoning by-law for the Subject Lands, as identified in the Recommendation section of this report.

The Financial Planning and Development Finance Department have no objection to the Development, subject to development charges being paid

The Owner shall pay to the City all applicable Development Charges in accordance with the Development Charges By-law of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Boards, prior to the issuance of a building permit. A standard condition to this effect will be included in the future Site Plan Agreement.

Fire and Rescue Services has no objection to the Development

Vaughan Fire and Rescue Service has no objection to the Development subject to the Owner satisfying all Building Code requirements and providing a minimum level of fire safety and protection at the building construction stage of development.

The Environmental Services Department, Solid Waste Management Division, has provided comments to be addressed through the future Site Development Application

The Solid Waste Management division has reviewed the Applications and provided technical comments for waste collection to the Owner, including the provision of a three-stream disposal system consisting of three separate chutes in order to meet the City's

standards. The Owner is required to satisfy all Solid Waste Management comments through the future Site Development Application.

The Policy Planning and Special Projects ('PPSP') Department have no objection to the Applications

The Subject Lands are located within the "Built-Up Valley Lands" as identified on Schedule 2 – "Natural Heritage Network" of VOP 2010; however, they do not contain any Core Features of the Natural Heritage Network and as such the PPSP Department has no natural heritage interest. Technical review of the Development is deferred to the TRCA.

The Parks Infrastructure Planning and Development ('PIPD') and Real Estate Departments have no objection to the Development, subject to cash-in-lieu of parkland being satisfied

The PIPD and Real Estate Departments have no objection to the Development, provided the Owner pay to Vaughan by way of a certified cheque(s), cash-in-lieu of the dedication of parkland at a rate of 1 ha per 500 units or at a fixed unit rate, prior to the issuance of a building permit, in accordance with the *Planning Act* and the City's Cash-in-lieu of Parkland Policy. A condition to this effect will be included in the future Site Plan Agreement.

The TRCA has no objection to the Applications

The Subject Lands are within the Regulated Area of the TRCA and the "Built-Up Valley Lands" per Schedule 2 – Natural Heritage Network of VOP 2010. The TRCA has provided technical comments in their letter dated September 14, 2020, including the requirement to demonstrate that the full retention volume for stormwater can be utilized on the pervious and landscaped areas. All comments shall be addressed through the future Site Development Application to the satisfaction of the TRCA, and a corresponding holding ('H') condition shall be applied to the Subject Lands for TRCA approval.

The School Boards have no objection to the Applications

The York Region District School Board and York Region Catholic School Board have no comments or concerns with respect to the Applications. No comments were received from the Conseil Scolaire de District Catholique Centre Sud.

Canada Post has no objection to the Applications, subject to the Owner providing a centralized mail receiving facility

Canada Post has no objection to the Applications, subject to the Owner providing the building with its own centralized mail receiving facility. Conditions capturing Canada Post's requirements will be included in the future Site Plan Agreement.

Financial Impact

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

Broader Regional Impacts/Considerations

York Region has advised the Official Plan Amendment Application is a matter of local significance and does not adversely affect Regional planning policies or interests. York Region on October 23, 2020 exempted the Official Plan Amendment Application from approval by the Regional Committee of the Whole and Council.

The Owner is required to convey sufficient lands to provide for a right-of-way of 30 m (15 m measure from the centreline of Islington Avenue) and a 10 m by 10 m site triangle at the corner of Islington Avenue and Pine Grove Road through the required Site Development Application. York Region has provided the Owner technical comments to be satisfied through the subsequent Site Development Application, including redline comments on various plans and reports.

Conclusion

The Development Planning Department is satisfied the Applications are consistent with the PPS, conforms to the Growth Plan and the York Region Official Plan. The proposed amendments to VOP 2010 and Zoning By-law 1-88 are appropriate for the development of the Subject Lands. The Development utilizes an intensified compact built form, is compatible with the surrounding area, adds a mix of unit types to the community and is in close proximity to existing public transit facilities.

On this basis, the Development Planning Department can support the approval of the Applications, subject to the Recommendations of this report.

For more information, please contact: Chris Cosentino, Senior Planner at extension 8215

Attachments

1. Context and Location Map
2. Proposed Official Plan Designation
3. Proposed Zoning and Site Plan
4. Conceptual Landscape Plan
5. Conceptual Building Elevations – West and North
6. Conceptual Building Elevations – East and South

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