

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, June 05, 2018

WARD: 2

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.18.006
ZONING BY-LAW AMENDMENT FILE Z.18.010
CB 10 (ISLINGTON) HOLDING CORP.
VICINITY OF ISLINGTON AVENUE AND HARTMAN AVENUE**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.18.006 and Z.18.010 (CB 10 (Islington) Holding Corp.) for the Subject Lands shown on Attachments #1 and #2, to amend City of Vaughan Official Plan 2010 and Zoning By-law 1-88, to permit the development of 6, 4-storey townhouse dwellings, as shown on Attachments #3 to #6.

Report Highlights

- To receive input from the public and the Committee of the Whole on proposed amendments to the City's Official Plan and Zoning By-law to permit the development of 6, 4-storey townhouse dwellings (freehold) fronting onto Hartman Avenue.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendation

1. THAT the Public Hearing report for Files OP.18.006 and Z.18.010 (CB 10 (Islington) Holding Corp.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The subject lands (the “Subject Lands”) shown on Attachments #1 and #2 are located on the southeast corner of Islington Avenue and Hartman Avenue, and are municipally known as 8295 Islington Avenue. The surrounding land uses are shown on Attachment #2.

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 shown on Attachments #1 and #2 to permit the development of 6, 4-storey townhouse dwellings (the “Development”), as shown on Attachments #3 to #6:

1. Official Plan Amendment File OP.18.006 to amend Vaughan Official Plan 2010 (VOP 2010), Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan, specifically to increase the maximum permitted Floor Space Index (“FSI”) from 0.5 to 1.4 times the area of the lot and to increase the maximum height for a townhouse dwelling from 3½-storeys (12 m) to 4-storeys (12.4 m).
2. Zoning By-law Amendment File Z.18.010 to rezone the Subject Lands from “R2 Residential Zone” to “RM1 Multiple Residential Zone” in the manner shown on Attachment #3, 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: May 11, 2018.

The Notice of Public Hearing was also posted on the City’s web-site at www.vaughan.ca and Notice Signs were installed along the Islington Avenue and Hartman Avenue frontages in accordance with the City’s Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m, the Greater Woodbridge Ratepayers’ Association, Village of Woodbridge Ratepayers’ Association and Vaughanwood Ratepayers’ Association.

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 a future Committee of the Whole meeting.

Previous Reports/Authority

Not applicable

Analysis and Options

Amendments to Vaughan Official Plan 2010 are required to permit the Development

The Subject Lands are designated “Low-Rise Residential (2)” by VOP 2010, Volume 2, Section 11.11 - Woodbridge Centre Secondary Plan. This designation permits 3½ - storey townhouse dwellings and a maximum residential density (FSI) of 0.5 times the area of the lot. The proposed Development for 6, 4-storey townhouse dwellings with a density of 1.4 FSI, does not conform to VOP 2010.

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

The Subject Lands are zoned R2 Residential Zone by Zoning By-law 1-88, which does not permit townhouse dwellings. The Owner proposes to rezone the Subject Lands to “RM1 Multiple Residential Zone” with the following site-specific zoning exceptions:

Table 1

	By-law Standard	RM1 Multiple Residential Zone Requirements	Proposed Exceptions to the RM1 Multiple Residential Zone
a.	Minimum Lot Frontage	6 m/unit	4.7 m (Unit 2) 5.22 m (Units 3-5)
b.	Minimum Lot Area per Unit	180 m ²	119 m ² (Units 2-5) 162 m ² (Units 6)
c.	Rear Yard	7.5 m	5 m
d.	Maximum Building Height	11 m	12.4 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.	Provincial Policies, Regional and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the applicable Provincial policies, and the policies of the York Region Official Plan, and VOP 2010, Volume 2 - Woodbridge Centre Secondary Plan.
b.	Appropriateness of Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed rezoning of the Subject Lands to permit the Development as shown on Attachment #3 to #6, will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to proposed townhouse use and built-form compatibility.
c.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City or respective approval authority: <ul style="list-style-type: none"> – Planning Justification Report – Tree Preservation Plan – Phase 1 Environmental Site Assessment (ESA) – Environmental Noise Assessment – Arborist Report – Servicing and Stormwater Management Report – Geotechnical Report
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 Subject 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.

	MATTERS TO BE REVIEWED	COMMENT(S)
e.	Road Widening	<ul style="list-style-type: none"> This portion of Islington Avenue has been identified for a future road widening. York Region must approve the final planned road right-of-way width, any road improvements and the final design of Islington Avenue, which may result in additional or modified zoning exceptions to those identified in Table 1.
f.	Cash-in-Lieu of the Dedication of Parkland	<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, should the Applications be approved.
g.	Toronto and Region Conservation Authority (the "TRCA")	<ul style="list-style-type: none"> The Subject Lands fall within the TRCA's regulated area and therefore, must be reviewed by the TRCA.
h.	Urban Design Policies	<ul style="list-style-type: none"> The proposed development will be reviewed in consideration of the Urban Design Policies within the Woodbridge Centre Secondary Plan for the Islington Avenue Corridor.
i.	Existing Trees	<ul style="list-style-type: none"> The Arborist Report and Tree Preservation Plan submitted in support of the Applications must be reviewed and approved by the Development Planning, Forestry and Horticulture Division, and Parks Development Departments. Should it be determined that trees are proposed to be removed, then the appropriate compensation in accordance with the City's Replacement Tree Requirements will be required.

j.	Related Site Development File DA.18.017	<ul style="list-style-type: none"> ▪ The related Site Development Application submitted to facilitate the Development will be reviewed to ensure, but not limited to: the appropriate building and site design; impact on the adjacent properties to the south and east; access; internal pedestrian and traffic circulation; sufficient parking; private amenity space and landscaping; impact on the bus stop located on Islington Avenue; stormwater management; servicing and grading; building materials; transition between the proposed development and surrounding land uses; pedestrian connectivity; and appropriate site amenity areas, should the Applications be approved. ▪ All issues identified through the review of the Site Development File must be addressed to the satisfaction of the City and will be considered at a future Committee of the Whole meeting, together with the subject Applications.
k.	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, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the Site Plan process, if the Applications are approved.
l.	Future Part Lot Control Application	<ul style="list-style-type: none"> ▪ A future Part Lot Control Application will be required to create the lots for the freehold townhouse units fronting onto Hartman Avenue, if the Applications are approved.

Financial Impact

Not applicable

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. The Owner has made a

request to York Region to exempt the Official Plan Amendment Application from York Region approval. To date, York Region has not issued a decision regarding the exemption request. 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 Applications will be considered in the technical review of the Applications, 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 Mary Caputo, Senior Planner, at extension 8635.

Attachments

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

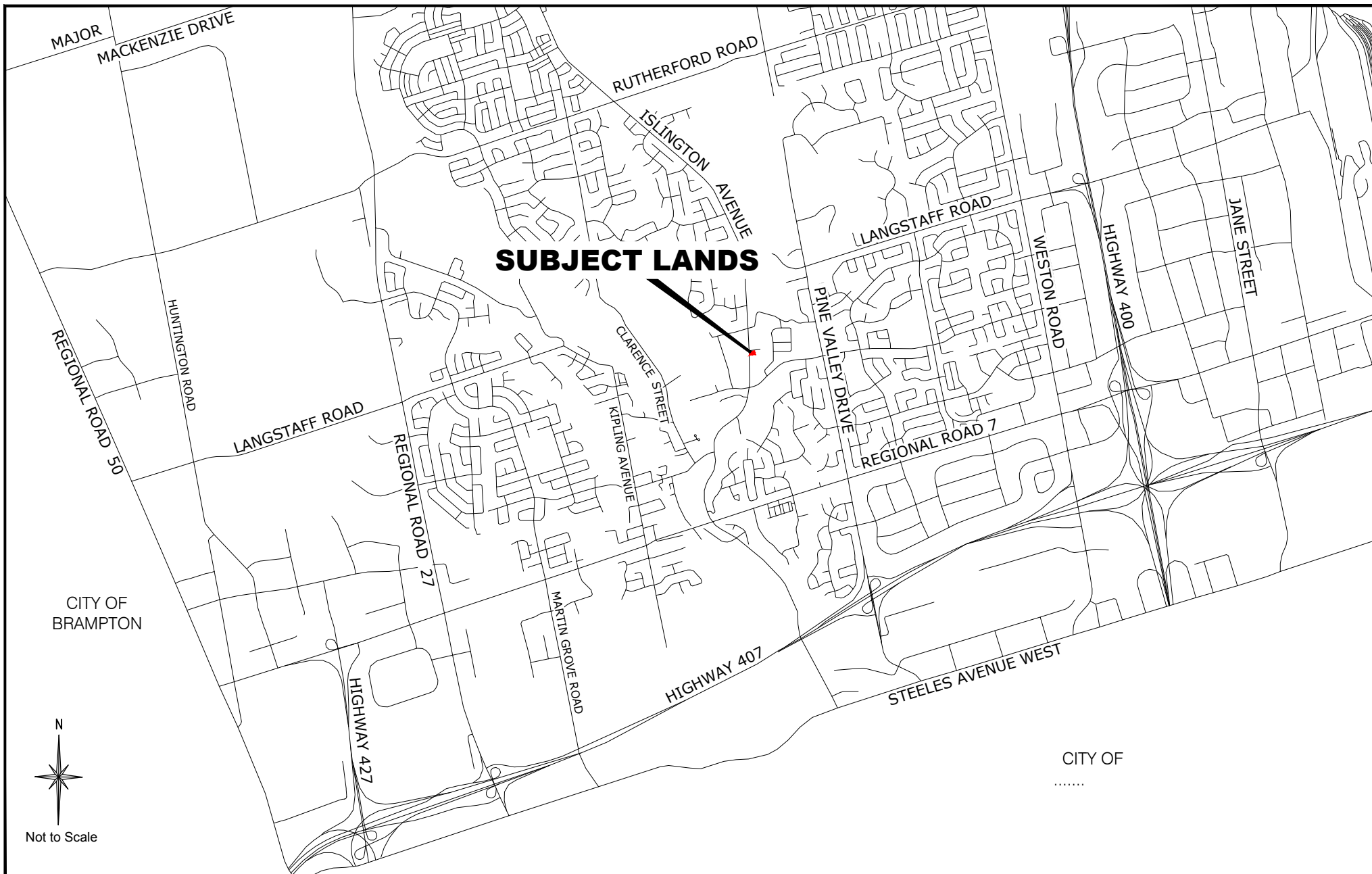
Prepared by

Mary Caputo, Senior Planner, ext. 8635

Carmela Marrelli, Interim Senior Manager, ext. 8791

Mauro Peverini, Director of Development Planning, ext. 8407

/LG



Context Location Map

Location: Part of Lot 9,
Concession 7

Applicant:
CB 10 (Islington) Holding Corp.

N:\GIS_Archive\Attachments\OP\op.18.006etal.dwg



Attachment

Files: OP.18.006,
Z.18.010, & DA.18.017

Date:
June 5, 2018

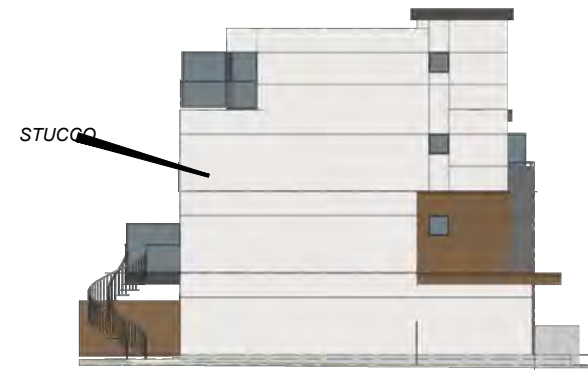
1



NORTH (FRONT) ELEVATION - FACING HARTMAN AVENUE



WEST (SIDE) ELEVATION - FACING ISLINGTON AVENUE



EAST (SIDE) ELEVATION



SOUTH (REAR) ELEVATION

Not to Scale

Elevations

Location: Part of Lot 9,
Concession 7

Applicant:
CB 10 (Islington) Holding Corp.

N:\GIS_Archive\Attachments\OP\op.18.006etal.dwg



Attachment

Files: OP.18.006,
Z.18.010, & DA.18.017

Date:
June 5, 2018

5



NORTH (FRONT) ELEVATION - FACING HARTMAN AVENUE



NORTH-EAST ELEVATION -
LOOKING WEST



NORTH-WEST ELEVATION



SOUTH-WEST ELEVATION



NORTH-EAST (SIDE) ELEVATION

Not to Scale

Perspective Renderings

Location: Part of Lot 9,
Concession 7

Applicant:
CB 10 (Islington) Holding Corp.

N:\GIS_Archive\Attachments\OP\op.18.006etal.dwg



Attachment

Files: OP.18.006,
Z.18.010, & DA.18.017

Date:
June 5, 2018

6