

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, February 28, 2023 **WARD:** 2

TITLE: 5TH AVENUE HOMES (WOODBIDGE) INC.
OFFICIAL PLAN AMENDMENT FILE OP.22.021
ZONING BY-LAW AMENDMENT FILE Z.22.042
8473, 8477, 8487 ISLINGTON AVENUE
VICINITY OF ISLINGTON AVENUE AND LANGSTAFF ROAD

FROM:

Haiping Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on applications to amend the Official Plan and Zoning By-law Amendment to permit the development of 24 townhouse dwellings, one natural area block, and an environmental buffer block, as shown on Attachments 2 to 7.

Report Highlights

- The Owner proposes a residential plan of subdivision with townhouse dwellings, one natural area block, and one environmental buffer block.
- Official Plan and Zoning By-law Amendment applications are required to permit the proposed development.
- 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.22.021, and Z.22.042 (5th Avenue Homes (Woodbridge) 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

Location: 8473, 8477, and 8487 Islington Avenue (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: September 8, 2021

Date applications were deemed complete: January 31, 2023

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

5th Avenue Homes (Woodbridge) Inc. (the 'Owner') has submitted the following applications ('Applications') for the Subject Lands to permit the proposed development as shown on Attachments 2 to 5:

1. Official Plan Amendment File OP.22.021 to amend the policies of Vaughan Official Plan 2010 ('VOP 2010'), and Volume 2 of VOP 2010, Section 11.11 – Woodbridge Centre Secondary Plan on the Subject Lands as shown on Attachment 1, as follows:
 - a) allow a townhouse to be part of a row of up to 9 attached residential units,
 - b) remove the requirement for a front yard and front door to face a public street,
 - c) allow a 16 m front facing distance between townhouses
 - d) permit a maximum building height of 3 storeys.

Additional amendments may be identified through the ongoing review of the subject Official Plan Amendment application.

2. Zoning By-law Amendment File Z.22.042 to amend:
 - a) Zoning By-law 1-88, as amended, to rezone a portion of the Subject Lands from "R2 Second Density Residential Zone", as shown on Attachment 2, to "RT1 Residential Townhouse Zone" and "OS1 Open Space Conservation Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in the Zoning section of this Report.
 - b) Zoning By-law 001-2021, as amended, to rezone a portion of the Subject Lands from "R2 Second Density Residential Zone", as shown on Attachment 2, to "RT1 Residential Townhouse Zone" and "EP Environmental Protection Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in the Zoning section 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: February 3, 2023.

The Notice of Public Meeting was also posted on the City's website 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 500 m of the Subject Lands and to the Greater Woodbridge Ratepayers' Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of January 30, 2023, by the Development Planning Department.

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

Analysis and Options

Amendments to the Vaughan Official Plan 2010 is required to permit the development

Official Plan Designation:

- "Community Area" on Schedule 1 – Urban Structure by VOP 2010.
- "Built-Up Valley Lands" on Schedule 2 – Natural Heritage Network by VOP 2010.
- Schedule 9 – Street Network by VOP 2010 identifies Islington Avenue as a Major Arterial.
- "Low-Rise Residential" with a maximum height of 9.5 m (2 storeys) with "Low Density Heritage Residential Pockets" overlay by Volume 2, Section 11.11 Woodbridge Centre Secondary Plan.
 - This designation permits a range of low-rise built forms, including townhouse dwellings.
- Townhouses should be in a row of up to 6 attached residential units as per Policy 9.2.3.2.a.
- Townhouses units are encouraged to face a public street, and units that abut a public street are to provide a front yard and front door entrance facing the public street per Policy 9.2.3.2.c.
- Front-facing distances between townhouses should generally be a minimum of 18 m.

Council enacted Zoning By-law 001-2021 on October 20, 2021, as the new Vaughan Comprehensive Zoning By-law

Applications to amend both Zoning By-law 1-88 and Zoning By-law 001-2021 are required because Zoning By-law 001-2021 is not in force for the Subject Lands due to it being under appeal.

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

Zoning:

- “R2 Residential Zone” and “OS1 Open Space Conservation Zone” by Zoning By-law 1-88.
- Townhouse residential use is proposed within the R2 Zone, identified as “Block 1 Future Development” as shown on Attachment 2 of the Subject Lands.
- The R2 Residential Zone does not permit townhouse use.
- Lands identified as “Block 3 Environmental Buffer” on Attachment 2 are within the balance of the R2 Zone.
- The existing natural vegetation identified as “Block 2 Natural Area” on Attachment 2 is within the OS1 Zone.
- The Owner proposes to rezone “Block 3 Environmental Buffer” to OS1 Open Space Conservation Zone.
- The Owner proposes to rezone “Block 1 Future Development” as shown on Attachment 2 to “RT1 Residential Townhouse Zone” together with the following site-specific zoning exceptions to permit the Development:

Table 1:

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirement	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirement
a.	Definition of “Street Townhouse Dwelling”	A townhouse dwelling situated on its own lot that abuts a Public Street	A townhouse dwelling situated on its own lot that abuts a Public or Private Street
b.	Definition of a “Street”	See “Highway, Public”	See “Highway, Public, also includes a Private Street. A Private Street shall mean a roadway used by vehicles and maintained by a condominium corporation as a private road, but which provides access to individual freehold lots
b.	Minimum Lot Frontage	6 m	5.45 m
c.	Minimum Lot Area	162 m ²	120 m ²
d.	Minimum Rear Yard	7.5 m	2 m - 6 m
e.	Minimum Exterior Side Yard	3 m – 4.5 m	1.5 m – 2.2 m

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirement	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirement
f.	Minimum Lot Depth	27 m	10 m - 21 m
g.	Maximum Building Height	11 m	13 m
h.	Maximum Number of Connected Townhouse Units	6	9
i.	Maximum Encroachment of Rear Yard Balconies, Exterior Stairways, and Porches	1.8 m	2.75 m
j.	Maximum Encroachment of Eaves and Gutters, Chimneys, and Windows	0.5 m	1.5 m
k.	Maximum Driveway Width	Unspecified for lots with less than 6 m of frontage	3.5 m regardless of frontage
l.	Minimum Soft Landscaping (Front/Exterior yard)	The Lot Frontage for Lots between 6 m – 11.99 m shall be comprised of a Minimum 33% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping	The Lot Frontage shall be comprised of a minimum 25% Landscaped Front yard of which a minimum sixty percent (60%) of the Minimum Landscaped Front yard shall be soft landscaping

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.

Amendments to Zoning By-law 001-2021 are required to permit the development

Zoning:

- “R2A Second Density Residential Zone” with (EN) Established Neighbourhood suffix and “EP Environmental Protection Zone” by Zoning By-law 001-2021.
- Townhouse residential use is proposed within most the R2A(EN) Zone.
- Lands identified as “Block 3 Environmental Buffer” on Attachment 2 are within the balance of the R2A(EN) Zone.

- The existing natural vegetation identified as “Block 2 Natural Area” on Attachment 2 is within the EP Zone.
- The Owner proposes to rezone “Block 3 Environmental Buffer” to EP Environmental Protection Zone.
- The R2A(EN) Zone does not permit the townhouse use.
- The Owner proposes to rezone “Block 1 Future Development” as shown on Attachment 2 of the Subject Lands to “RT1 Residential Townhouse Zone” together with the following site-specific zoning exceptions shown on Attachment 1 to permit the Development:

Table 2:

	Zoning By-law 001-2021 Standard	RT1 Residential Townhouse Zone Requirement	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirement
a.	Definition of “Street Townhouse Dwelling”	A townhouse dwelling situated on its own lot that abuts a Public Street	A townhouse dwelling situated on its own lot that abuts a Public or Private Street
b.	Definition of a “Street”	See “Highway, Public”	See “Highway, Public, also includes a Private Street. A Private Street shall mean a roadway used by vehicles and maintained by a condominium corporation as a private road but which provides access to individual freehold lots
c.	Minimum Lot Frontage	6 m	5.45 m
d.	Minimum Lot Area	162 m ²	120 m ²
e.	Minimum Rear Yard	7.5 m	2 m - 6 m
f.	Minimum Interior Side Yard	3 m	1.2 m
g.	Minimum Exterior Side Yard	2.4 m	1.5 m – 2.2 m
i.	Maximum Front Yard Encroachment for Porch and Access Stairs	1.8 m	2.75 m

	Zoning By-law 001-2021 Standard	RT1 Residential Townhouse Zone Requirement	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirement
j.	Maximum Encroachment of air conditioner, heat pump, condenser or similar equipment (ground or above ground mounted)	0.5 m	2 m
l.	Minimum Soft Landscaping (Front/Exterior yard)	The Lot Frontage for Lots between 6 m – 11.99 m shall be comprised of a Minimum 33% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping	The Lot Frontage shall be comprised of a minimum 25% Landscaped Front yard of which a minimum sixty percent (60%) of the Minimum Landscaped Front yard shall be soft landscaping

Additional zoning exceptions may be identified through the ongoing 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	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, 2022 ('YROP') and VOP 2010 and the Woodbridge Centre Secondary Plan ('WCSP').
b.	Appropriateness of Amendments to VOP 2010 and Zoning By-law 1-88 and 001-2021	The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed land use designation, building height and density, and the existing surrounding uses.

	MATTERS TO BE REVIEWED	COMMENT(S)
		▪ The appropriateness of exempting a townhouse's front door and front yard from facing a public street and to alter the front-facing distances between townhouses will be reviewed. ▪ The application has been circulated to York Region and the Toronto and Region Conservation Authority. The comments from these bodies, which remain outstanding, will assist in determining whether an amendment to VOP 2010's minimum vegetation protection zone ('VPZ') policies is necessary, and if so, the appropriateness of amending the VPZ policies. ▪ The appropriateness of increasing the building height within the WCSP will be reviewed. ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.
c.	Related Draft Plan of Subdivision Application	▪ The Owner has submitted related Draft Plan of Subdivision File 19T-22V017. Should the Applications be approved, the required conditions will be included to address site access, road alignments and connections, servicing and grading, environmental, noise, and other municipal, regional and public agency, and utility requirements.
d.	Studies and Reports	▪ The Owner submitted studies and reports in support of the Applications available on the city's website at https://maps.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.
e.	Allocation and Servicing	▪ 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.
f.	Urban Design Guidelines	▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines.

	MATTERS TO BE REVIEWED	COMMENT(S)
g.	Public Agency/Municipal Review	The Applications must be reviewed by York Region and the Toronto and Region Conservation Authority and external public agencies and utilities, and the Public, Separate, and French School Boards.
h.	Parkland Dedication	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.
i.	Community Benefits Charges By-law	The Development does not meet the criteria for Community Benefits Charges ('CBC').
j.	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.
k.	Related Site Development Application	The Owner has submitted related Site Development File DA.22.070 to be reviewed with the Applications. Council has delegated the review and approval of site plan files to staff.
l.	Required Applications	The Owner is required to submit a Draft Plan of Condominium Application (Common Element) and Exemption from Part Lot Control to establish condominium tenure over the private road network and provide individual ownership over the townhouse units, should the Applications be approved.
m.	Access and Parking	- The Transportation Engineering Division of the Development Engineering Department has identified concerns with the fact that no visitor parking is proposed. As 6m wide private roadways are proposed and no parking is permitted on Islington Avenue, there are no parking options for visitors in the absence of on-site visitor parking. Development Planning and Development Engineering recommend the allocation of visitor parking be reviewed prior to a future technical report. - The Urban Design Division of Development Planning has identified that the Site Plan Agreement for the abutting property to the south contains language to create an access easement over the property. The merits of utilising shared access with the site to the south to reduce the number of

	MATTERS TO BE REVIEWED	COMMENT(S)
		curb cuts, allow for more efficient vehicle circulation, and create safer pedestrian connections will be examined.
n.	Tree Protection	Should the Applications be approved, the Owner will be required to enter into a Tree Protection Agreement with the City of Vaughan in accordance with By-law 052-2018 to protect any existing trees on the Subject Lands that are in good condition.

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.22.021. 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 David Harding, Senior Planner, Development Planning Department, ext. 8409.

Attachments

1. Context and Location Map
2. Site Plan and Proposed Rezoning
3. Building Elevations (Typical Front and Back)
4. Building Elevations (Side)
5. Perspective Rendering

Prepared by

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Approved by

A handwritten signature in cursive script, appearing to read 'Haiqing'.

Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by

A handwritten signature in cursive script, appearing to read 'Nick Spensieri'.

Nick Spensieri, City Manager